# Florence Avenue, Enfield Chase

£880,000

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- Beautifully Presented Four Bedroom End of Terrace Property
- Period Features Throughout Blended with Modern Interiors
- Open Plan Kitchen / Dining Area with Utility Room and Downstairs W/C
- Westerly Facing Garden Extending to 49ft
- Cul-De-Sac Location with Off Street Parking and Side Access
- Moments from Enfield Chase National Rail (Moorgate approx. 35 mins) and restaurants and amenities along Windmill Hill including Waitrose and Tesco Express
- Also within easy reach of the property; Enfield Town Shopping Centre, Enfield Town Station (Liverpool St approx. 36 mins) and Oakwood Underground (Piccadilly Line)
- In Catchment of Several Sought After Schools including One Degree Primary (OUTSTANDING) Grange Park Primary and St George's Catholic Primary schools and Wren Academy, Enfield Grammar and Enfield County Secondary Schools

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this BEAUTIFULLY PRESENTED, FOUR BEDROOM, END OF TERRACE PROPERTY on Florence Avenue EN2. Offering 2,024 sq ft of living space across three floors, and boasting off street parking, period features blended with modern interiors throughout and westerly facing garden extending to 49ft. The property itself is comprised of reception room, stunning open plan kitchen/ dining room, plus utility and downstairs w/c. Up on the first floor there are three bedrooms, two with built in wardrobes, and family bathroom. Up on the second floor is the master bedroom with en-suite. Outside the well kept garden extends to 49ft.

Ideally located in a cul-de-sac location just moments from Enfield Chase National Rail (Moorgate approx. 35 mins) and restaurants and amenities along Windmill Hill including Waitrose and Tesco Express. Also within easy reach of the property; Enfield Town Shopping Centre, Enfield Town Station (Liverpool Street approx. 36 mins) and Oakwood Underground (Piccadilly Line).

The property also benefits from being close to several green spaces including Chase Green and Enfield Golf Club, both a short walk away.

For families the property is within catchment of several sought after schools including One Degree Primary (OUTSTANDING) Grange Park Primary and St George's Catholic Primary schools and Wren Academy, Enfield Grammar and Enfield County Secondary schools.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/27 £3,275.52)

EPC: Currently 64D Potentially 77C

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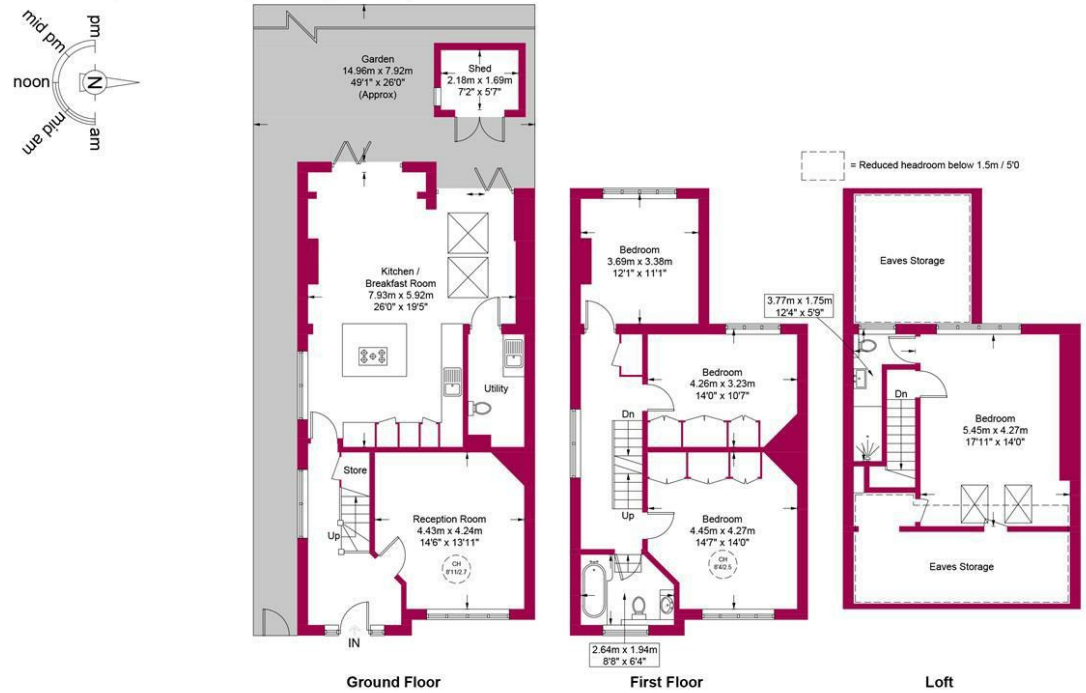
## Florence Avenue, EN2

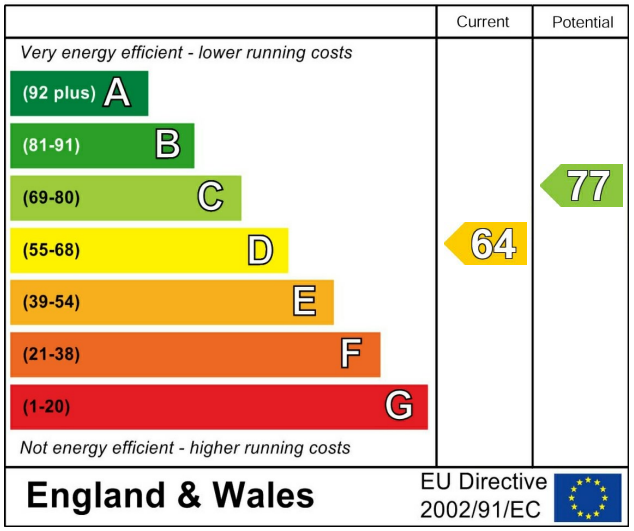
**Approximate Gross Internal Area** = 2168 sq ft / 201.4 sq m

**Restricted Height / Eaves Storage** = 325 sq ft / 30.2 sq m

**Shed** = 40 sq ft / 3.7 sq m




## Energy Efficiency Rating

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer


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