



Trinity Avenue, Enfield, EN1  
Chain Free £499,995 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Trinity Avenue, Enfield, EN1

A 1930s built three bedroom terrace house with a fantastic 105ft rear garden offered on a CHAIN FREE basis. The property requires modernisation and has great potential to extend to rear and into the loft space to create a wonderful family home.

Trinity Avenue is a popular residential turning in the heart of Bush Hill Park a few minutes walk to local shops and the mainline station into London Liverpool Street. Enfield Town shopping centre is also within easy reach and the A10 provides excellent road links into London and beyond.

Front garden • Hallway with original style front door and stained glass windows • Through lounge with bay window and door to lean to • Galley kitchen • Lean to with doors to garden • First floor landing with access to loft space • Two double bedrooms with fitted wardrobes • One single bedroom • Modern bathroom • Gas central heating • Partial double glazing • Mature rear garden measuring 105ft x 19ft.

Enfield Council Tax band E

- Three bedroom house
- 1930s built
- Through lounge
- Galley kitchen
- Lean to
- Chain free
- Close to station
- Front and rear gardens





# Trinity Avenue Enfield EN1 1HT

Tenure: Freehold  
Gross Internal Area: 1008.00 sq ft

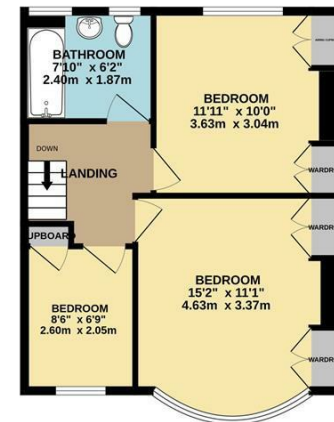


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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