



Anthony Webb

Chalkwell Park Avenue, Enfield, EN1  
Chain Free £1,349,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Chalkwell Park Avenue, Enfield, EN1

A substantial seven bedroom detached double fronted house which has been extended to the side and into the roof space creating a spacious family home or potential investment property (care home/flats).

Chalkwell Park Avenue is a quiet residential turning located off Lincoln Road within a short walk of Enfield Towns wealth of shops, restaurants, cafes, bus routes and mainline station into Liverpool Street.

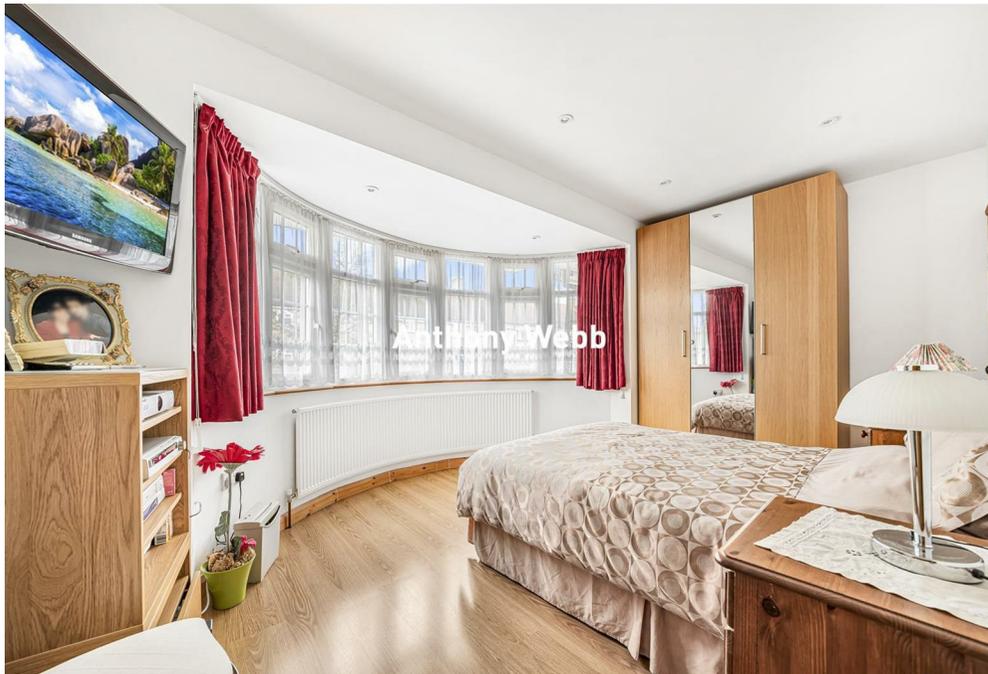
The property has several highly regarded schools including George Spicer Primary School, Enfield Grammar School and The Raglan Schools.

This well presented property offers in excess of 3000sq ft over three floors and offers seven bedrooms, two receptions, kitchen/diner, four bath/shower rooms, playroom/gym with own front door, utility room, ground floor guest w.c, ample off street parking and side/rear gardens.

Enfield Council Tax Band F

- Substantial extended detached house
- Seven bedrooms
- Two receptions
- Spacious kitchen/diner
- Four bath/shower rooms
- Further gym/play and utility rooms
- Off street parking for several vehicles
- Side and rear gardens





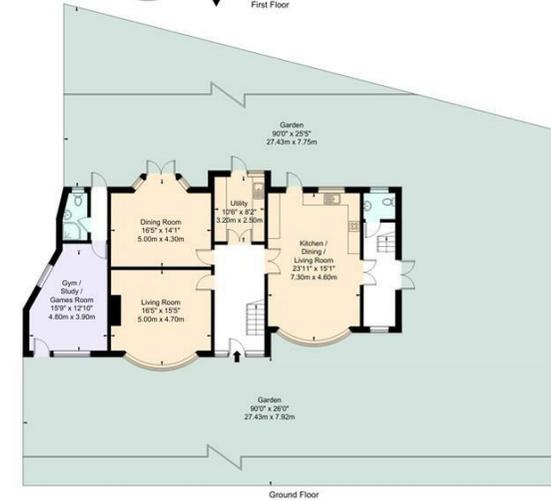
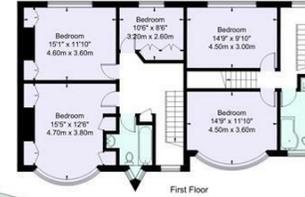
# Chalkwell Park Avenue Enfield EN1 2AJ

Tenure: Freehold  
Gross Internal Area: 3068.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Chalkwell Park Avenue, EN1  
Approximate Gross Internal Area = 285 sq m / 3068 sq ft



For Illustration Purposes Only - Not To Scale

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