

First Avenue, Bush Hill Park, Enfield

Available

£640,000 (Freehold)

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Spacious, stylish and perfectly positioned, this beautifully presented four-bedroom family home combines generous living space with an enviable location in the heart of Bush Hill Park.

Situated on the sought-after First Avenue, this 1930s mid-terrace home offers an excellent balance of character, modern living and practicality, making it an ideal choice for growing families.

The property features two welcoming reception rooms, providing versatile spaces for both relaxing and entertaining, while the heart of the home is the impressive open-plan kitchen and dining area, designed for modern family life. A convenient ground floor WC adds further practicality.

Upstairs, there are four well-proportioned bedrooms and three bathrooms, including a spacious principal bedroom with its own en-suite, creating a peaceful retreat. The remaining bedrooms offer flexibility for family members, guests or those working from home.

To the rear, a beautifully maintained south-westerly facing garden provides the perfect setting for outdoor dining, summer entertaining or simply enjoying the afternoon sunshine. Rear pedestrian access further enhances the property's convenience.

Ideally located just 0.3 miles from Bush Hill Park Station, the property offers excellent transport connections into Central London. Families will appreciate being within the catchment area for the highly regarded Raglan Primary School, while a fantastic selection of local amenities are all within easy reach.

Nearby are the independent cafés and restaurants of Bush Hill Park and Enfield Town, alongside popular eateries, supermarkets including Waitrose, Sainsbury's and Tesco, as well as the shopping and leisure facilities of Palace Gardens Shopping Centre. For outdoor recreation, residents can enjoy Bush Hill Park Recreation Ground, Enfield Playing Fields and the beautiful Forty Hall Estate, all offering plenty of green open space.

This exceptional home presents a fantastic opportunity to enjoy spacious family living in one of Enfield's most desirable residential locations.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: E

Front Garden
Paved area.

Porch
Tiled flooring, power points, fitted shoe storage, door to inner hallway, gas meter box.

Inner Hallway
Stairs to first floor landing, vertical radiator, wood flooring, understairs storage cupboard housing: fuse box and electric meter, door to lounge, door to WC, door to kitchen/diner.

Lounge
Wood flooring, radiator, uPVC double glazed window to front aspect.

Kitchen/Diner (Open-Plan)
Part wood flooring, part tiled flooring, spotlights to ceiling, two radiators, uPVC double glazed bi-folding doors leading to rear garden, sky light, eye and base level units, part-tiled walls, space for fridge/freezer, fitted microwave, fitted double electric oven, fitted gas hob with extractor over, inset sink with mixer tap, space for washing machine, space for dishwasher, cupboard housing: 'Worcester' boiler, fitted coffee machine.

WC
Tiled flooring, tiled walls, extractor fan, wash hand basin with mixer tap, low level WC.

First Floor Landing
Wood flooring, stairs to second floor landing, doors to bedroom two, three and four, door to bathroom.

Bedroom Two
Wood flooring, fitted wardrobes, radiator, uPVC double glazed window to front aspect.

Bedroom Three
Wood flooring, radiator, uPVC double glazed windows to rear aspect.








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Bedroom Four
Wood flooring, radiator, uPVC double glazed window to front aspect.

Bathroom
Tiled flooring, tiled walls, spotlights to ceiling, extractor fan, heated towel rail, wash hand basin with mixer tap, mains fed shower, frosted uPVC double glazed window to rear aspect.

Second floor landing
Carpet, fitted storage cupboard, velux window, door to bedroom one.

Bedroom One
Wood flooring, velux window, uPVC double glazed window to rear aspect, under eaves storage, fitted wardrobes, radiator, door to en-suite.

En-Suite
Tiled flooring, part-tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, extractor fan.

Rear Garden
Part decking area, part laid to lawn, outside tap, power points, shrub borders, timber-built shed, gate leading to rear access, retractable garden awning.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to








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digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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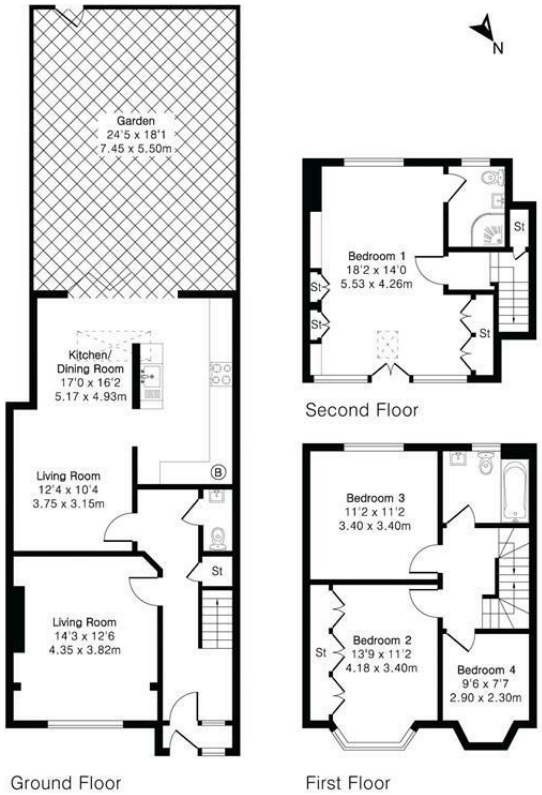








Approximate Gross Internal Area 1483 sq ft - 137 sq m
Ground Floor Area 693 sq ft – 64 sq m
First Floor Area 464 sq ft – 43 sq m
Second Floor Area 326 sq ft – 30 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

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