



35 Carnarvon Avenue, Enfield, EN1 3DU

£535,000



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Offered on a chain free basis is a Three bedroom tunnel-linked mid terrace extended family home. Located on the Willow Estate in Enfield Town. The property benefits from having a spacious through lounge, kitchen/diner, gas central heating (untested), double glazing and off street parking for two cars. Viewing is a must!

Located within walking distance to local shops, there is a bus route on Willow Road to and from Enfield Town centre. The property is also within catchment to local schools.



Porch

frosted double glazed windows and door.

Entrance Hallway

Via front door, stairs to first floor landing, radiator, carpet, doors leading to:

Through Lounge 22'4" x 10'10" (6.81m x 3.30m)

Double glazed window to front aspect, two radiators, carpet, coving, double opening doors to rear aspect leading to kitchen/diner.

Kitchen/Diner

15'10" x 18'10" narrowing to 8'10" (4.83m x 5.74m narrowing to 2.69m)

wall and base units with rolled worktop surface, stainless steel sink drainer with mixer tap, tiled floor, part tiled walls, space for fridge/freezer, freestanding cooker, washing machine, patio door leading to garden.

First Floor Landing

Loft access, carpet, doors to:

Bedroom One 12'10" x 10'10" (3.91m x 3.30m)

Double glazed window to front aspect, laminate flooring, radiator, coving.

Bedroom Two 10'10" x 9'10" (3.30m x 3.00m)

Double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobe.

Bedroom Three 6'8" x 5'11" (2.03m x 1.80m)

Double glazed window to front aspect, radiator, laminate flooring.

Rear Garden

Mainly laid to lawn, flowerbed border, patio area.

Front External

Paved for off street parking.

Reference lanes estate agents (lanes estate agents)

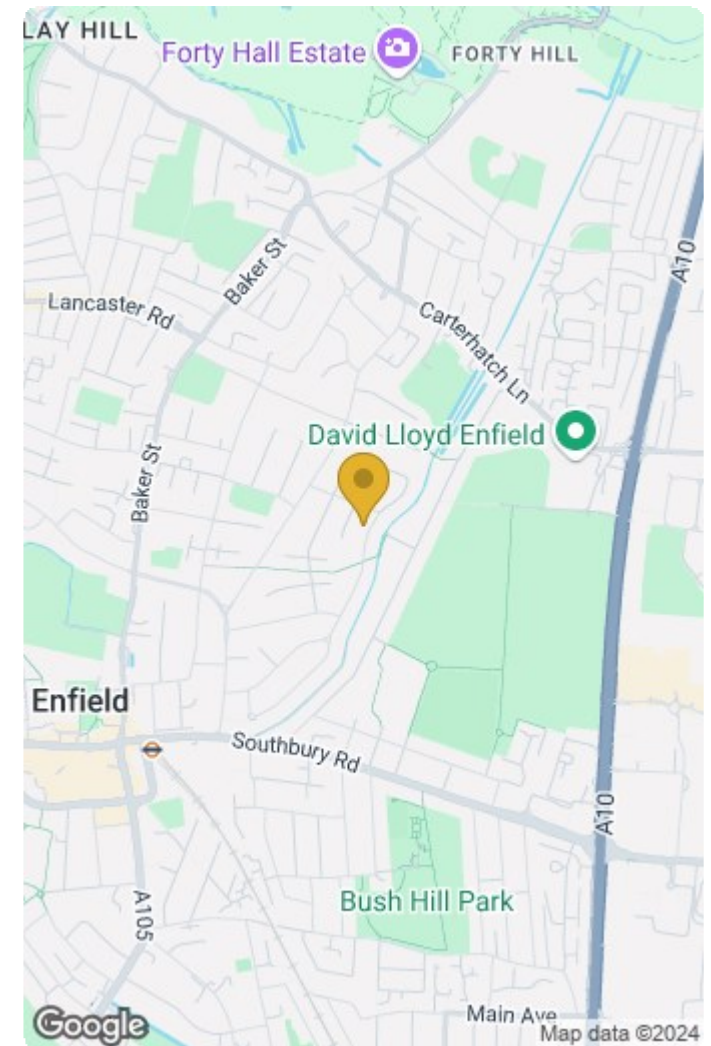
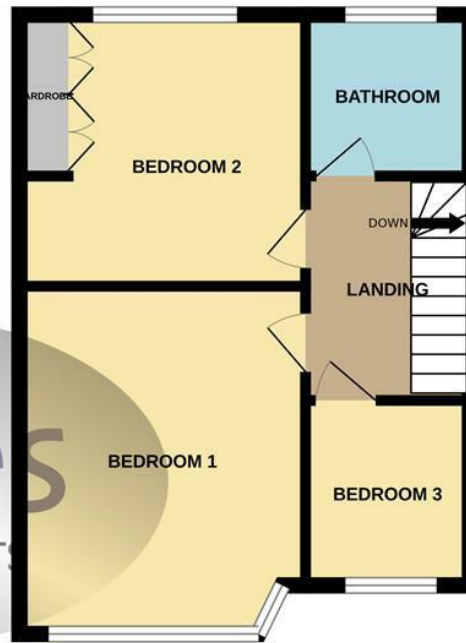
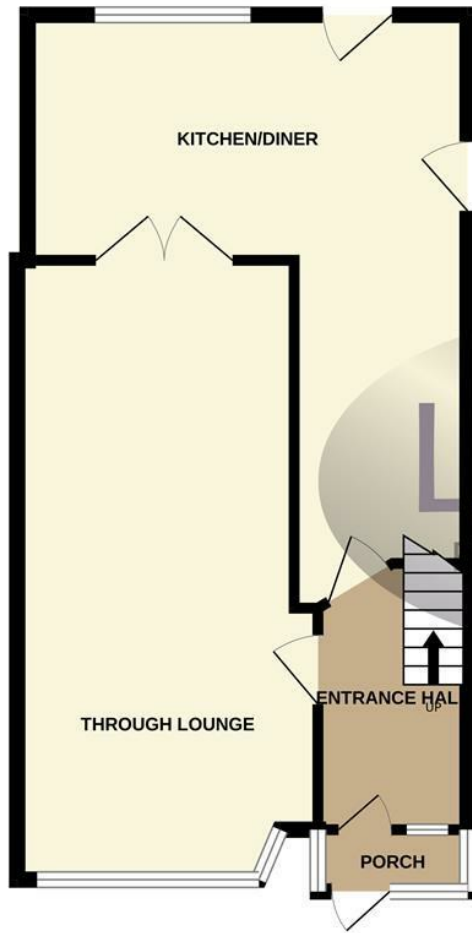
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 882sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

