



35 Carnarvon Avenue, Enfield, EN1 3DU  
Offers In Excess Of £500,000



## 35 Carnarvon Avenue, Enfield, EN1 3DU

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)

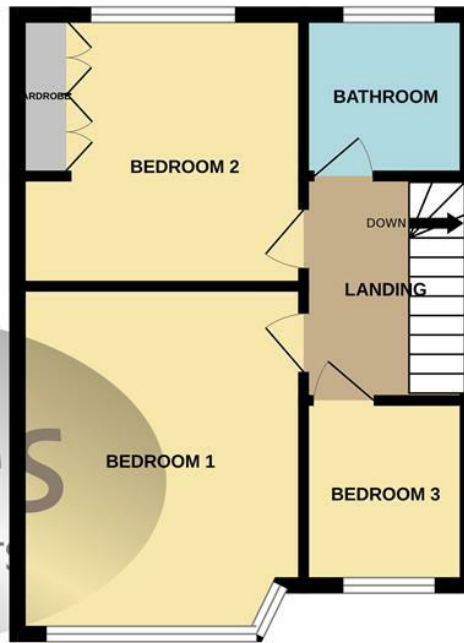
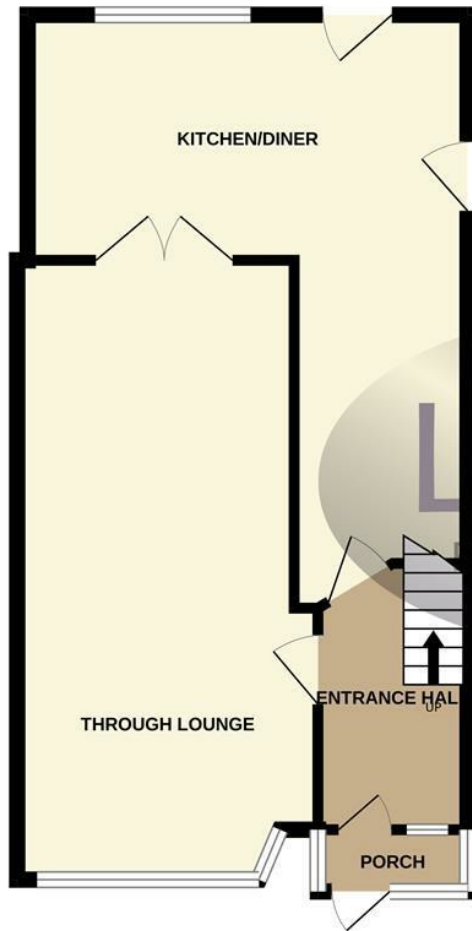
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GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.

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

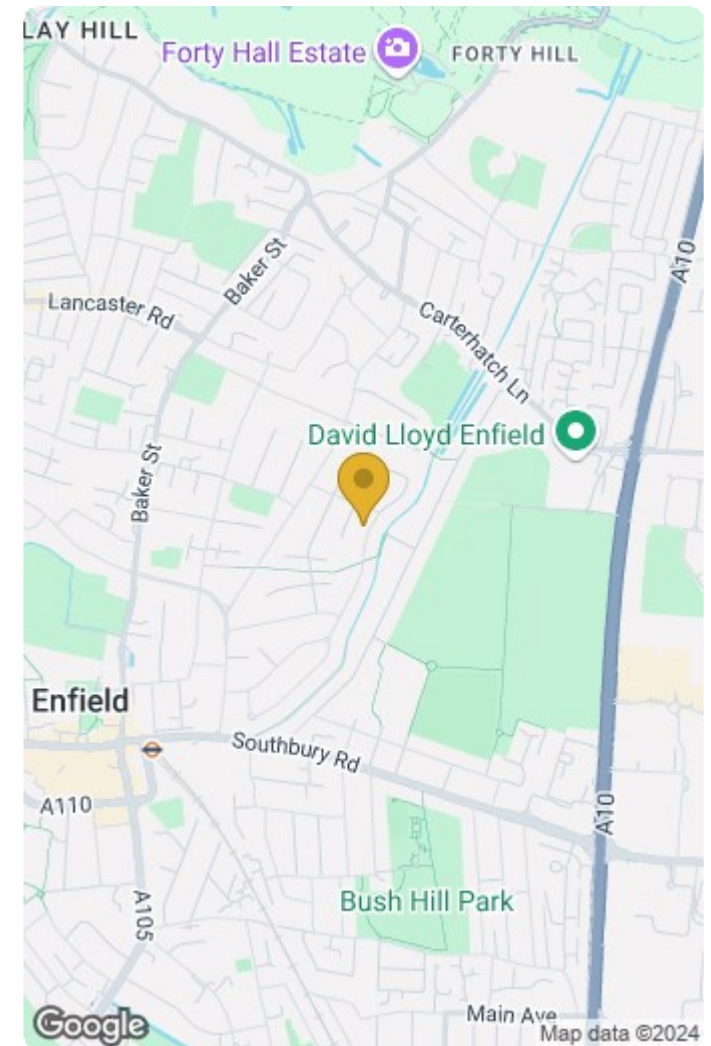


TOTAL FLOOR AREA : 882sq.ft. (81.9 sq.m.) approx.

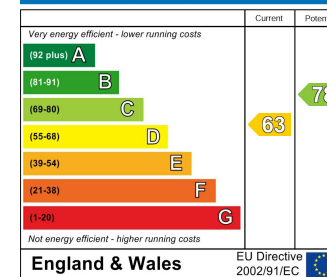
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



**Environmental Impact (CO<sub>2</sub>) Rating**

