



148. Carnarvon Avenue, Enfield, EN1 3DS

£725,000



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Nestled in the sought-after Willow Estate, this charming four-bedroom semi-detached house on Carnarvon Avenue offers a perfect blend of comfort and potential. The property boasts a spacious layout, ideal for families seeking a welcoming home in a vibrant community.

Upon entering, you will find a well-appointed living space with a separate dining area, creating an inviting atmosphere for both relaxation and entertaining. The property features two bathrooms, including a convenient ground floor W.C., ensuring ample facilities for family and guests alike.

One of the standout features of this home is the loft conversion, which includes an ensuite bathroom with underfloor heating, providing a luxurious retreat that can be used as the main bedroom or guest accommodation. The first-floor bathroom adds to the practicality of the home, catering to the needs of a busy household.

Outside, the property benefits from off-street parking and a garage to the side, offering secure storage and convenience. There is also significant potential for further extension, subject to planning permission, as the property previously had approval for a wrap-around ground floor side and rear extension. This presents an exciting opportunity for those looking to customise their living space to suit their needs.

With its prime location, spacious interiors, and potential for expansion, this semi-detached house is a fantastic opportunity for families. Do not miss the chance to make this delightful property your new home.



Hallway

Wooden floors, radiator, stairs to first floor landing, under stairs storage cupboard, doors to reception one, reception two/kitchen and w.c.

Lounge 13'2" x 12'1" (4.01m x 3.68m)

Double glazed bay to front aspect, wooden floors, radiator, spotlights, feature fireplace.

Dining Area 12'2" x 10'6" (3.71m x 3.20m)

Double glazed doors to rear aspect leading to garden, laminate floors, radiator, spotlights.

Kitchen 11'2" x 7'4" (3.40m x 2.24m)

Double glazed windows to rear aspect, laminate flooring, part tiled, fitted single electric oven with gas hob, extractor hood, stainless steel sink, space for washing machine and fridge freezer, base level and eye level units, spotlights.

W.C

Double glazed frosted window to side aspect, laminate floors, vanity hand basin with pillar taps, low level closed couple w.c.

First Floor Landing

Double glazed frosted window to side aspect, doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Stairs leading to second floor landing.

Bedroom Two 13'5 x 11'2" (4.09m x 3.40m)

Double glazed bay window to front aspect, radiator, spotlights.

Bedroom Three 12'2 x 11'5" (3.71m x 3.48m)

Double glazed window to rear aspect, radiator, spotlights.

Bedroom Four 7'1" x 6'9" (2.16m x 2.06m)

Double glazed windows to front aspect, radiator, spotlights.

Bathroom

Double glazed frosted window to rear aspect, tiled floors, tiled walls, corner bath with pillar taps, single shower, vanity hand basin with mixer tap, low level concealed w.c, spotlights, heated towel rail.

Second Floor Landing

Double glazed frosted window to side aspect, door to Bedroom Four and En-Suite.

Bedroom One

18'9" x 9'8" (restricted head height) (5.72m x 2.95m (restricted head height))

Double glazed velux windows to front aspect, wooden floors, door to en-suite, radiator, spotlights, eave storage. Double glazed doors to Juliet balcony.

En-Suite 7'4" x 5'9" (2.24m x 1.75m)

Double glazed frosted window to rear aspect, tiled flooring, tiled walls, single shower, vanity hand basin with mixer tap, low level concealed w.c, spotlights, heated towel rail and under floor electric heating.

Garage 14'1" x 8'5" (4.29m x 2.57m)

Double glazed window to rear aspect, up & over door.

Front Garden

Pattern brick paved.

Rear Garden

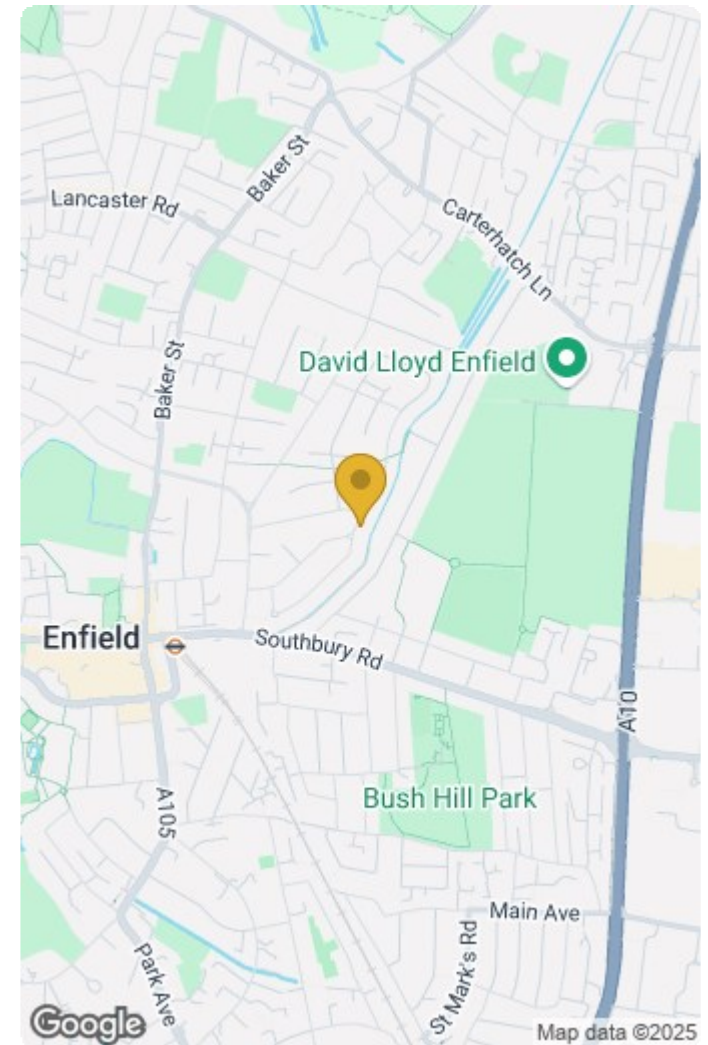
Mainly laid to lawn with plant and shrub borders, tap.







TOTAL FLOOR AREA: 1323 sq.ft. (123.0 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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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		

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.

35 Church Street, London, EN2 6AJ

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

