



10 Southbury Avenue, Enfield, EN1 1RL  
Offers In Excess Of £475,000



## 10 Southbury Avenue, Enfield, EN1 1RL

Located on Southbury Avenue in Enfield, this delightful three-bedroom end of terrace house. This property presents an excellent opportunity for those looking to create their dream home.

The house is complemented by a garage to the side, with additional off-street parking, a valuable asset in this bustling area.

Conveniently located, this home is within close proximity to local schools, making it an ideal choice for families. Additionally, the A10 road network is easily accessible, ensuring that commuting to central London and beyond is a breeze.

While the property is in need of some work, it offers significant potential for extension, subject to planning permission. This allows the new owners to tailor the space to their specific needs and preferences, making it a truly personal sanctuary.

In summary, this end of terrace house on Southbury Avenue is a promising prospect for those seeking a home with space, and the potential for enhancement. With its prime location and ample parking, it is sure to attract interest from a variety of buyers. Don't miss the chance to transform this property into your ideal living space.



### Hallway

Door leading to lounge, stairs leading to first floor landing and access leading to kitchen.

### Lanes Estate Agents Enfield Reference Number

ET5228/AX/AX/AX/050225

### Through Lounge

23'3" (into bay) x 11'4" (max) (7.09m (into bay) x 3.45m (max))

Double glazed bay window to front aspect, two radiators, glazed patio doors leading to lean-to.

### Kitchen

6'4" x 6'0" (1.93m x 1.83m)

Glazed window to rear aspect, eye and base level units with roll top work surfaces, sink with mixer tap and drainer unit, space for freestanding cooker, part tiled walls and door leading to lean-to.

### Lean-To

17'1" x 6'4" (5.21m x 1.93m)

Dual aspect double glazed windows and door leading to rear garden.

### First Floor Landing

Double glazed window to side aspect, loft access and doors leading to all rooms.

### Bedroom One

12'7" (into bay) x 10'5" (3.84m (into bay) x 3.18m)

Double glazed bay window to front aspect, fitted wardrobes and radiator.

### Bedroom Two

9'6" x 10'5" (2.90m x 3.18m)

Double glazed window to rear aspect and radiator.

### Bedroom Three

6'3" x 6'0" (1.91m x 1.83m)

Double glazed window to front aspect and radiator.

### Bathroom

Frosted double glazed window top rear aspect, low flush W.C, panel enclosed bath with mixer tap and wall mounted shower, pedestal wash hand basin with mixer tap. part tiled walls and radiator.

### Exterior - Front

Mainly laid to lawn with concrete driveway, Up and over door leading to garage.

### Exterior - Rear

Mainly laid to lawn, timber shed and door leading to garage.

### Garage

18'7" x 9'2" (5.66m x 2.79m)

Up and over door with power and lighting.





GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

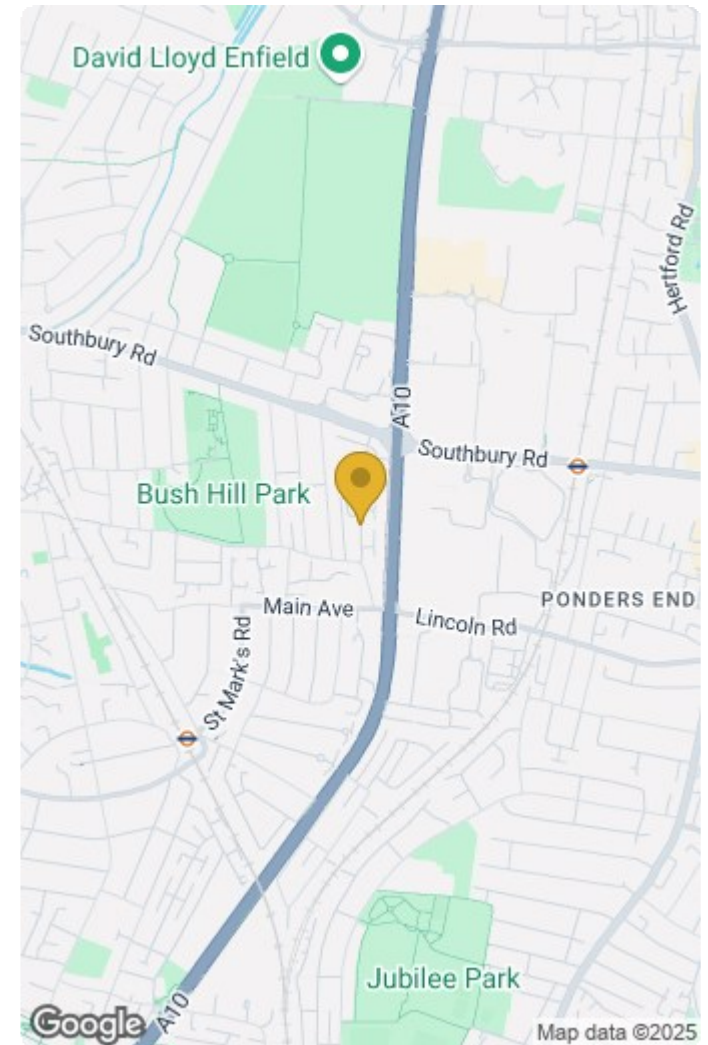


TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	