



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)

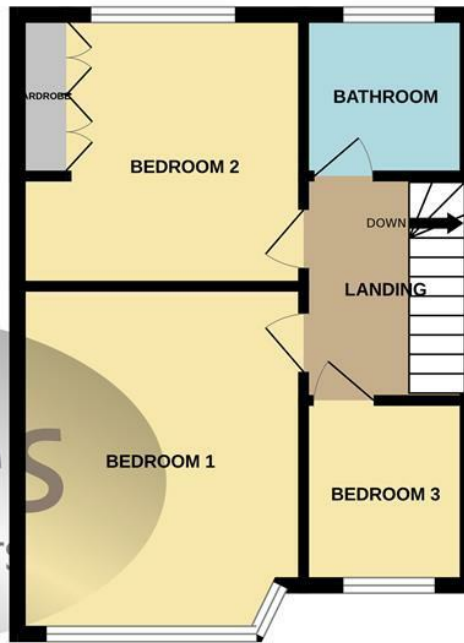
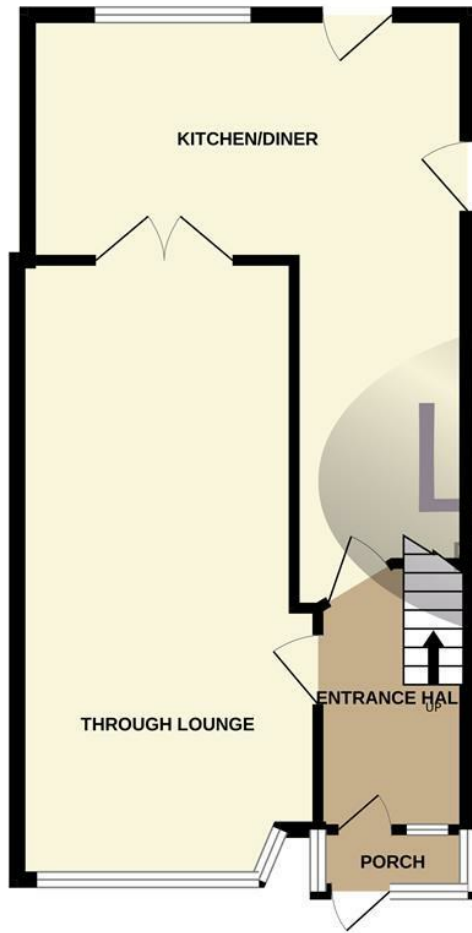
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

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



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

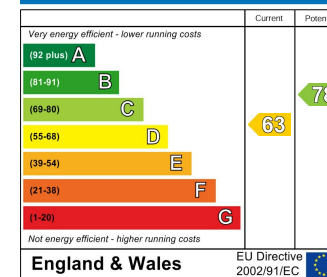
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

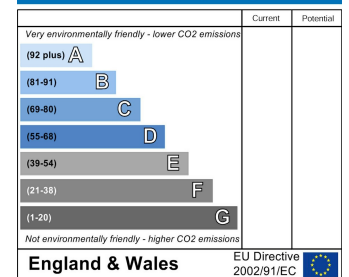
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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