



15 Jules Thorn Avenue, Enfield, EN1 3SX  
Offers In Excess Of £525,000



## 15 Jules Thorn Avenue, Enfield, EN1 3SX

Nestled on the charming Jules Thorn Avenue in Enfield, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two reception rooms, ideal for both relaxation and entertaining. A well-appointed ground floor W.C. adds to the practicality of the home, while the first-floor bathroom and separate ensuite provide ample facilities for family living.

One of the features of this residence is its close proximity to Southbury Road and Enfield Town Train Stations, making commuting a breeze for those who travel into London or beyond. Additionally, the vibrant Enfield Town shopping centre is just a short stroll away, offering a variety of shops, cafes, and amenities to cater to your everyday needs. For those who enjoy retail therapy, the Enfield Retail Park is merely a stone's throw from your doorstep.

The property also includes a garage equipped with a remote door, power, and lighting, providing parking, secure storage and additional versatility for your lifestyle needs. This semi-detached house is not just a home; it is a gateway to a thriving community, making it an excellent choice for families or professionals alike. With its appealing features and prime location, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.



### Hallway

Radiator, spotlights and doors leading to W.C and Lounge.

### W.C

Frosted double glazed window to front aspect, vanity sink with mixer tap, concealed low flush W.C, spotlight, heated towel rail and part tiled walls.

### Lounge 16'6" x 15'6" (max) (5.03m x 4.72m (max))

Double glazed window to front aspect, two radiators, stairs leading to first floor landing, air conditioning, patio doors leading to dining room.

### Dining Room 9'1" x 8'3" (2.77m x 2.51m)

Two double glazed windows to rear aspect, laminate wood flooring, two radiators, air conditioning, double glazed patio doors leading to rear garden and access leading to kitchen.

### Kitchen 9'1" x 7'2" (2.77m x 2.18m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for washing machine, dishwasher and fridge/freezer, fitted electric oven, gas hob and extractor hood, part tiled walls and spotlights.

### First Floor Landing

Loft access, airing cupboard and doors leading to all rooms.

### Bedroom One 11'2" x 9'0" (3.40m x 2.74m)

Double glazed window to front aspect, air conditioning, radiator, fitted wardrobes and door leading to ensuite.

### Ensuite

Frosted double glazed window to side aspect, concealed low flush W,C, vanity sink with mixer tap, shower cubicle, spotlights, heated towel rail and tiled walls.

### Bedroom Two 9'7" x 9'0" (max) (2.92m x 2.74m (max))

Double glazed window to rear aspect, radiator, fitted wardrobe and ceiling fan.

### Bedroom Three 7'9" x 6'2" (2.36m x 1.88m)

Double glazed window to front aspect, radiator and ceiling fan.

### Shower Room

Frosted double glazed window to rear aspect, walk in double shower cubicle, vanity sink with mixer tap, concealed low flush W.C, spotlights, heated towel rail, and part tiled walls.

### Exterior - Front

Patio paved pathway, shingled area with shrub and bush borders.

### Exterior - Rear

Mainly laid to lawn, patio paved area, flower beds to either side with various plants and shrubs, timber shed and gate leading to rear access with garage access.

### Garage

Up and over remote controlled garage door, power and lighting.

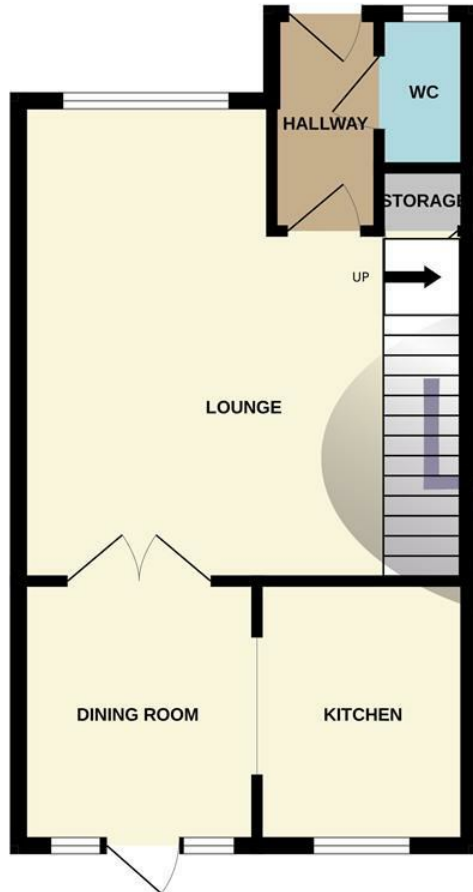
### Lanes Estate Agents Enfield Reference Number

ET5217/AX/AX/AX/160125





GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

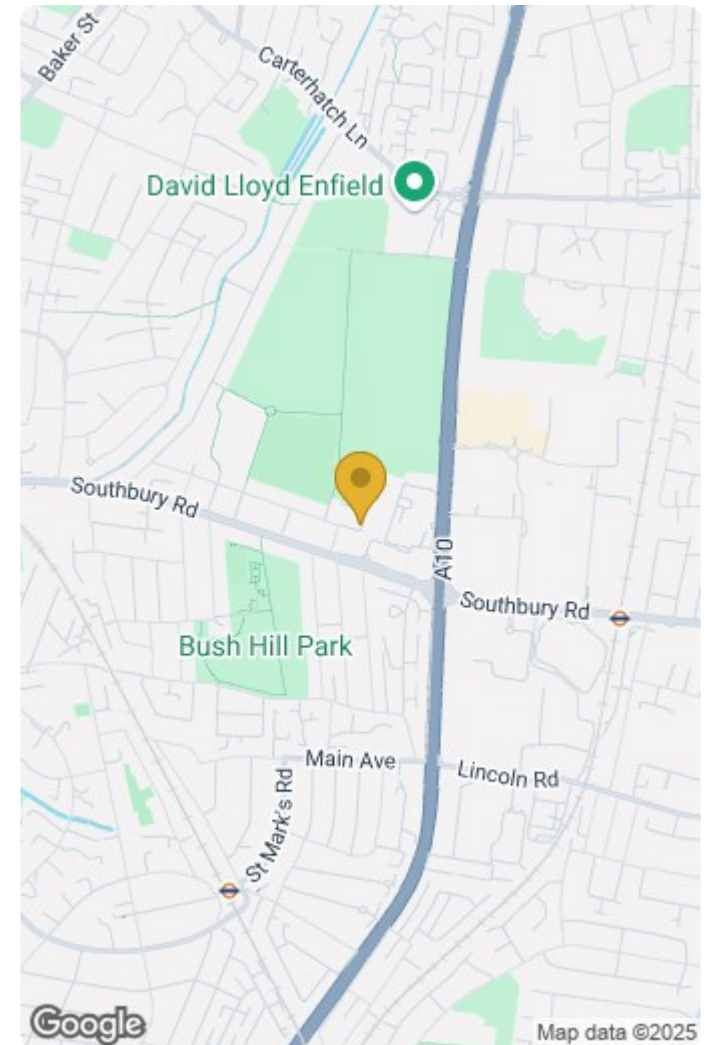


TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

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	