



32 Borden Avenue, Enfield, EN1 2BY
£800,000



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Lanes Enfield Town are excited to present this stunning, extended five-bedroom end-of-terrace house in the highly sought-after location of Bush Hill Park.

Ideally situated close to Bush Hill Park Station, this property offers fantastic transport links, while also being within easy reach of Enfield Town's vibrant array of shops, restaurants, and local amenities. Additionally, it's just a 15 minute walk to Winchmore Hill's Green Lanes, where you can enjoy a selection of trendy cafes, restaurants, and Waitrose—perfect for a leisurely outing or picking up essentials.

This spacious family home boasts a contemporary kitchen/diner featuring underfloor heating and elegant bi-folding doors that seamlessly connect the living space to the well maintained rear garden—perfect for entertaining or relaxing in a private setting.

Additional key features include a ground-floor WC/utility room, a stylish first-floor bathroom, and a second-floor shower room, offering ample space and convenience for all the family.

Parking is a breeze with off-street parking for two vehicles at the front, plus the added benefit of a double garage to the rear, providing plenty of storage or potential for additional parking.

This home is a true gem in a prime location, offering modern living with practicality and charm—perfect for those looking for a spacious family home in a desirable area.



Porch

Dual aspect double glazed windows, tiled floor and door leading to hallway.

Hallway

Frosted window to front aspect, wood flooring, radiator, stairs leading to first floor landing, under stair storage cupboard, doors leading to lounge, kitchen/diner and utility room/W.C.

Lounge 15'2" x 13'0" (4.62m x 3.96m)

Double glazed window to front aspect, wood flooring radiator and gas fireplace with surround.

Kitchen/Diner 20'2" x 12'8" (6.15m x 3.86m)

Double glazed window to side aspect, double glazed bi-folding doors leading to rear garden, skylight, eye and base level units with granite work top surfaces, glass mirrored splash backs, fitted 'Neff' double oven with 'Neff' induction hob, 'Neff' extractor hood and 'Neff' warming draw, stainless steel sink with drainer, mixer tap and 'Qettle' boiling water tap, integrated dishwasher, fridge and separate freezer, spotlights and tiled flooring with under floor heating throughout.

Utility Room/W.C 7'9" x 7'8" (2.36m x 2.34m)

Frosted double glazed window to rear aspect, frosted double glazed door leading to rear garden, base level units with granite worktop surfaces, additional two storage cupboards, space for washing machine and tumble dryer, sink with mixer tap, low flush W.C, radiator, tiled floor and part tiled walls.

First Floor Landing

Stairs leading to second floor landing, doors leading to bedroom one, bedroom two bedroom three and bathroom.

Bedroom One 13'7" x 10'10" (4.14m x 3.30m)

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

Bedroom Two 13'7" x 10'10" (4.14m x 3.30m)

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

Bedroom Three 8'0" x 7'5" (2.44m x 2.26m)

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

Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with bespoke mixer tap and wall mounted shower, vanity sink with mixer tap, concealed low flush W.C, heated towel rail and part tiled walls.

Second Floor Landing

Frosted double glazed window to side aspect, doors leading to bedroom four, bedroom five and shower room.

Bedroom Four 12'5" x 7'7" (3.78m x 2.31m)

Double glazed window to rear aspect, spotlights and radiator.

Bedroom Five 15'11" x 7'5" (4.85m x 2.26m)

(restricted head height) Two Velux windows, radiator, spotlights and storage cupboards.

Shower Room

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

Exterior - Front

Pattern brick paved with flower bed to side and gate leading to rear garden.

Exterior - Rear

Mainly laid to lawn, crazy paving, gate leading to front garden and door leading to garage.

Double Garage 18'1" x 14'3" (5.51m x 4.34m)

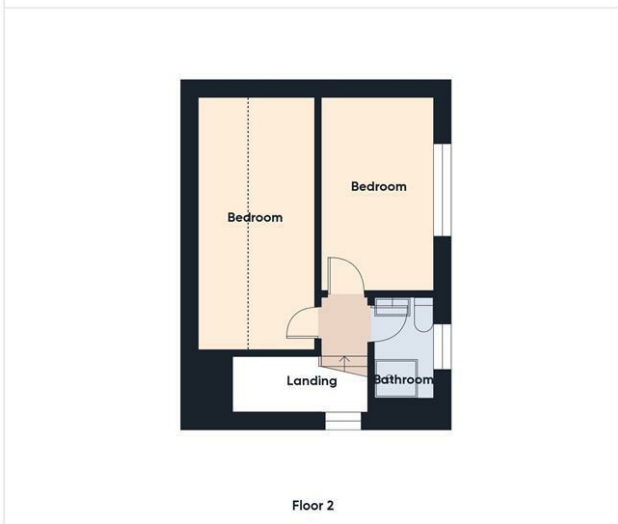
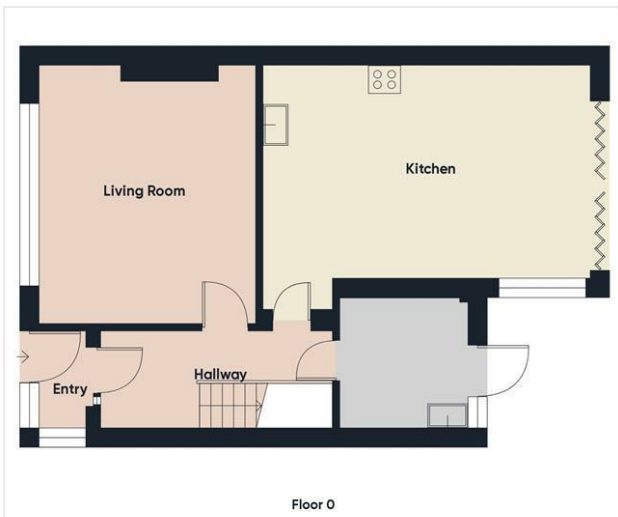
Up and over door with power and lighting.

Lanes Estate Agents Enfield Reference Number

ET5240/AX/AX/AX/010425







Approximate total area⁽¹⁾
1294.36 ft²

Reduced headroom
47.77 ft²

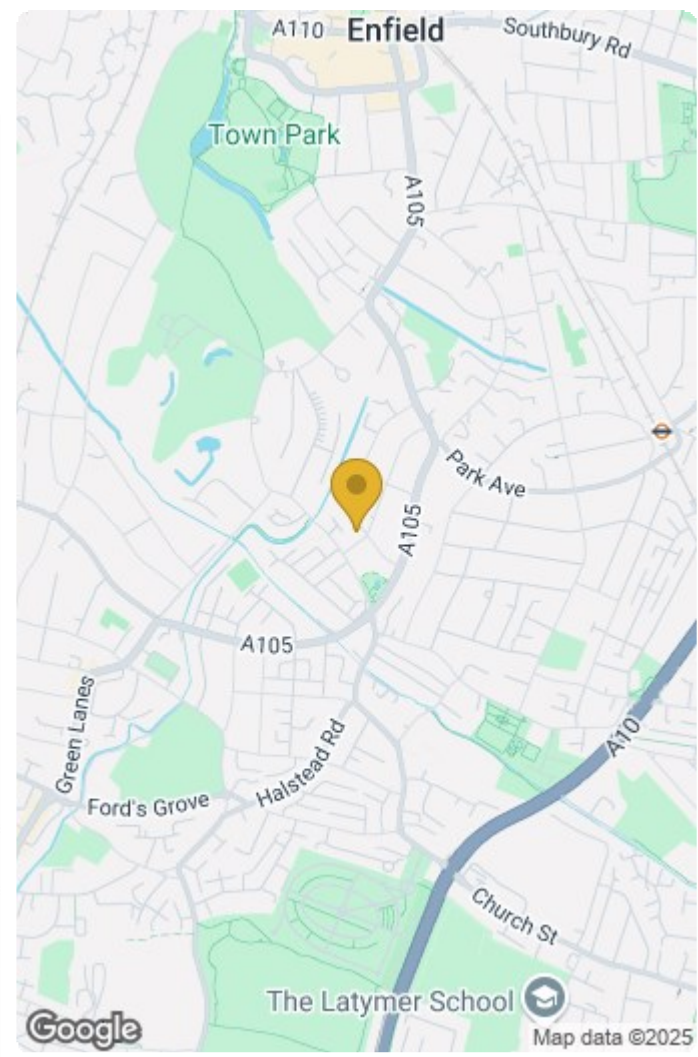
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| 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.

