



90 Connaught Avenue, Enfield, EN1 3BH

£565,000

Lanes
ESTATE AGENTS

90 Connaught Avenue, Enfield, EN1 3BH

Situated in the sought-after Willow Estate, this charming terraced house on Connaught Avenue offers a delightful blend of modern living and convenience. Having undergone a comprehensive refurbishment over the past five years, the property boasts a new roof, underfloor heating in the upstairs bathroom and many more improvements.

The house features three bedrooms, providing ample space for families or those seeking a home office. The through lounge is inviting and serves as a perfect gathering space for relaxation or entertaining guests. The property also includes a stylish bathroom, designed with comfort in mind.

One of the standout features of this home is the extended rear, which enhances the living space and allows for a seamless flow between indoor and outdoor areas. The off-street parking for one vehicle adds to the convenience, making it easier for residents and visitors alike.

Location is key, and this property does not disappoint. It is situated within close proximity to Enfield Town Shopping Centre, offering a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, ensuring easy access to the wider area.



Hallway

Frosted double glazed window to front aspect, laminate wood flooring, stairs leading to first floor landing, under stair storage cupboard, radiator, spotlights, doors leading to lounge, kitchen and W.C.

Lounge

22'4" 11'5" narrowing to 10'2" (6.81m 3.48m narrowing to 3.10m)
Double glazed bay window top front aspect, laminate wood flooring, two radiators, spotlights and archway leading to kitchen.

Kitchen

14'6" x 9'4" x 15'0" narrowing to 6'2" (4.42m x 2.84m x 4.57m narrowing to 1.88m)
(L-Shape) Double glazed window to rear aspect, double glazed patio doors leading to rear garden, eye and base level units with worktop surfaces, freestanding cooker with extractor hood, one and a half bowl sink with mixer tap and drainer unit, space for American style double fridge freezer, washing machine, tumble dryer and dishwasher, tiled floor, part tiled walls, spotlights and heated towel rail.

W.C

Sink with mixer tap, low flush W.C, tiled floor and spotlight.

First Floor Landing

Loft access, laminate wood flooring, spotlights and doors leading to all rooms.

Bedroom One 12'9" x 10'5" (3.89m x 3.18m)
Double glazed bay window to front aspect, laminate flooring, radiator and spotlights.

Bedroom Two 9'7" x 10'4" (2.92m x 3.15m)
Double glazed window to rear aspect, laminate wood flooring, radiator and spotlights.

Bedroom Three 6'6" x 6'1" (1.98m x 1.85m)
Double glazed window to front aspect, laminate flooring, radiator and spotlights.

Bathroom

Frosted double glazed window to rear aspect, panel enclosed P-shape bath with mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

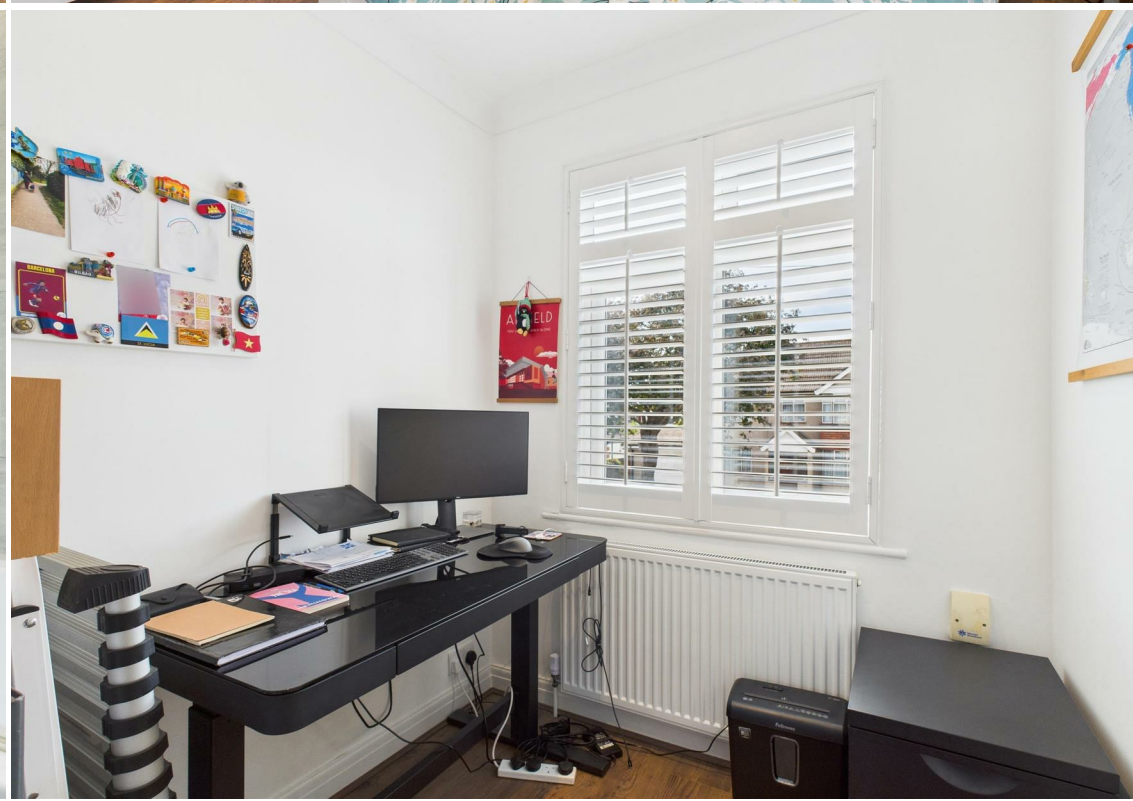
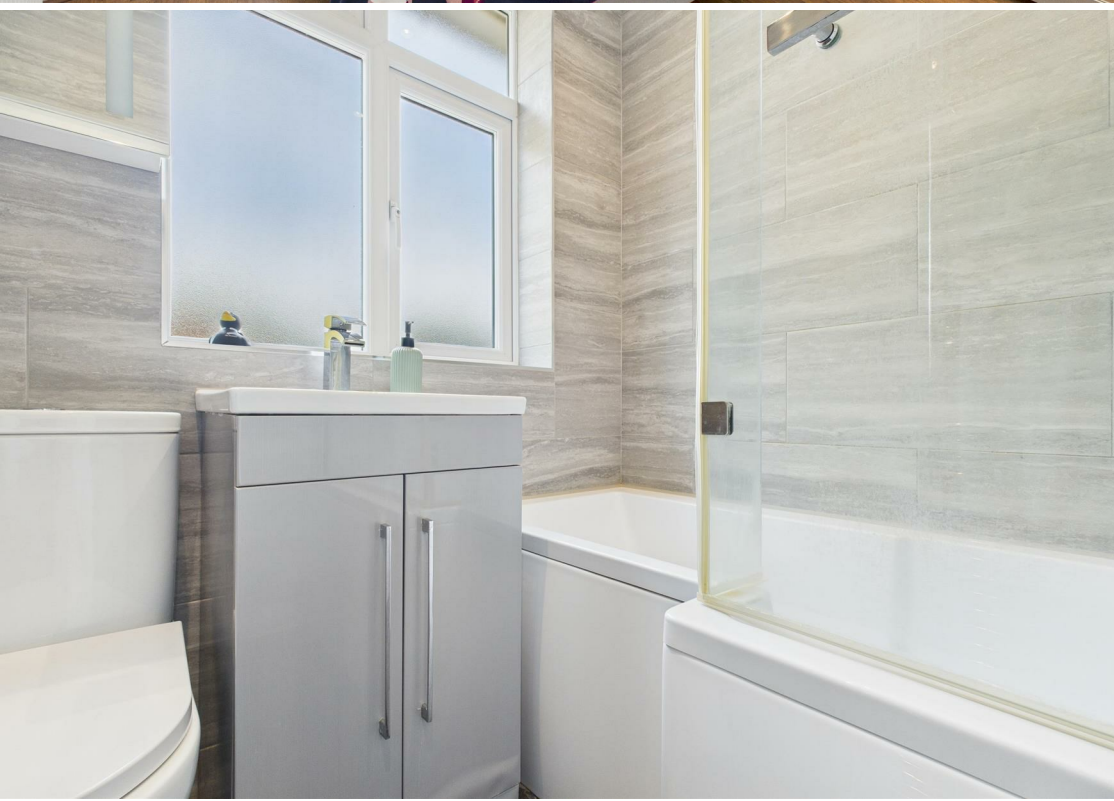
Exterior - Front

Pattern brick paved driveway with flower beds to either side.

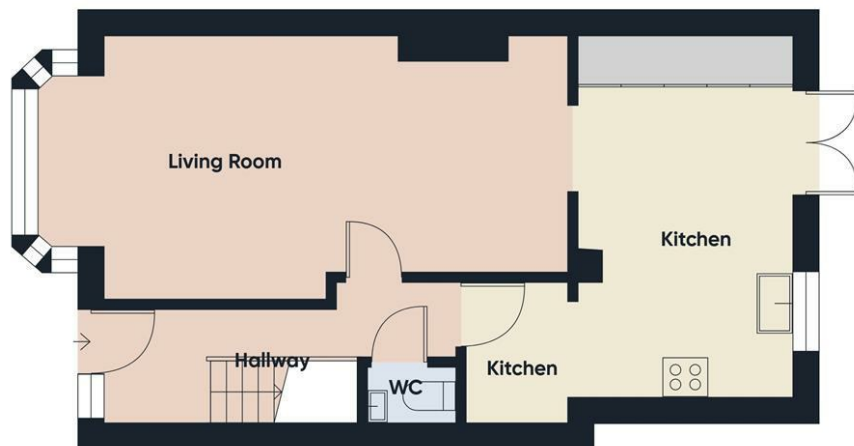
Exterior - Rear

Mainly laid to lawn with flower beds borders, small patio area, shingled area with decking, gate leading to rear access.

Lanes Estate Agents Enfield Town Reference Number
ET5249/AX/AX/AX/010525







Floor 0



Floor 1

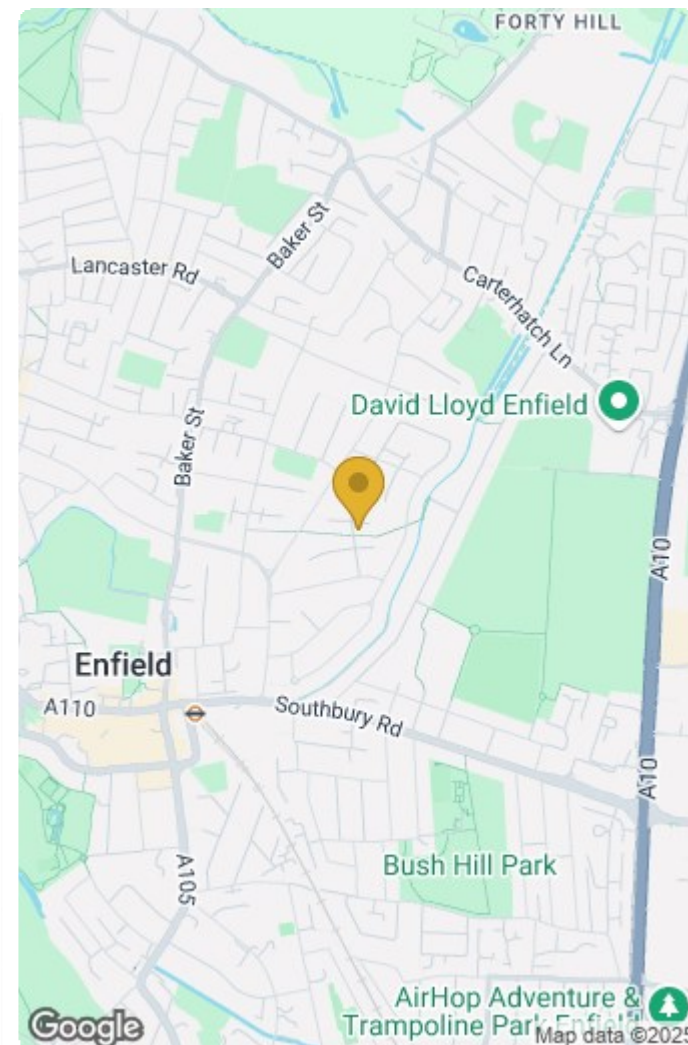
Approximate total area^m
792 ft²

(1) Excluding balconies and terraces

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



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) 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		

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

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

