



10 Main Avenue, Enfield, EN1 1DA

£539,000

Lanes
ESTATE AGENTS

10 Main Avenue, Enfield, EN1 1DA

Nestled on Main Avenue in Enfield, this charming three-bedroom end of terrace house offers a delightful blend of comfort and convenience. The property features two spacious reception rooms, perfect for both relaxation and entertaining guests.

The well-appointed first-floor bathroom, complemented by a convenient ground floor W.C., ensures practicality for family living. Additionally the three bedrooms making this an ideal home for families or those seeking extra room for guests or a home office.

One of the standout features of this property is its prime location. It is within walking distance to Bush Hill Park Train Station, providing excellent transport links for commuters and easy access to the vibrant amenities of Enfield.

Being sold on a chain-free basis, this home presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to expand your property portfolio, this end terrace house is a wonderful choice that combines space, style, and accessibility. Don't miss the chance to make this lovely house your new home.



Lobby	
Lounge	14'11" x 12'7" (4.55m x 3.84m)
Dining Room	14'11" x 9'0" (4.55m x 2.74m)
Kitchen	14'11" x 9'5" (max) (4.55m x 2.87m (max))
Hallway	
W.C	4'0" x 2'0" (1.22m x 0.61m)

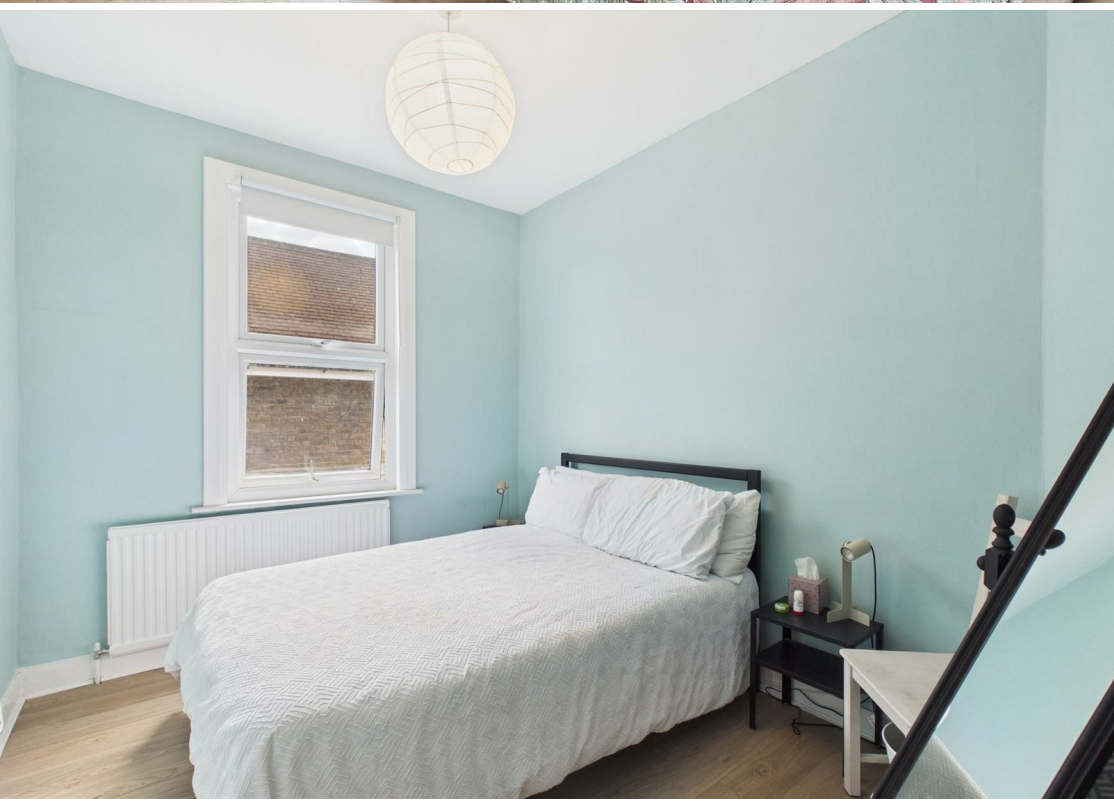
First Floor Landing

Bedroom One	14'10" x 9'2" (4.52m x 2.79m)
Bedroom Two	11'9" x 8'5" (3.58m x 2.57m)
Bedroom Three	7'9" x 6'7" (2.36m x 2.01m)
Bathroom	5'8" x 6'9" (max) (1.73m x 2.06m (max))

Front Garden

Rear Garden

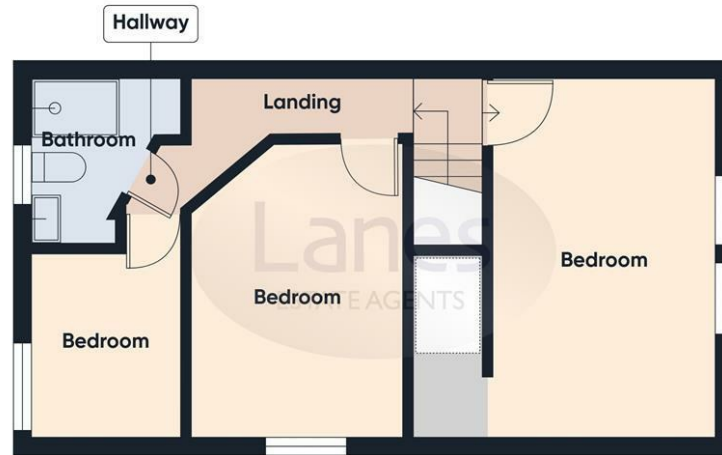
Lanes Estate Agents Enfield Reference Number
ET5335/AX/AX/AX/120526







Floor 0



Floor 1

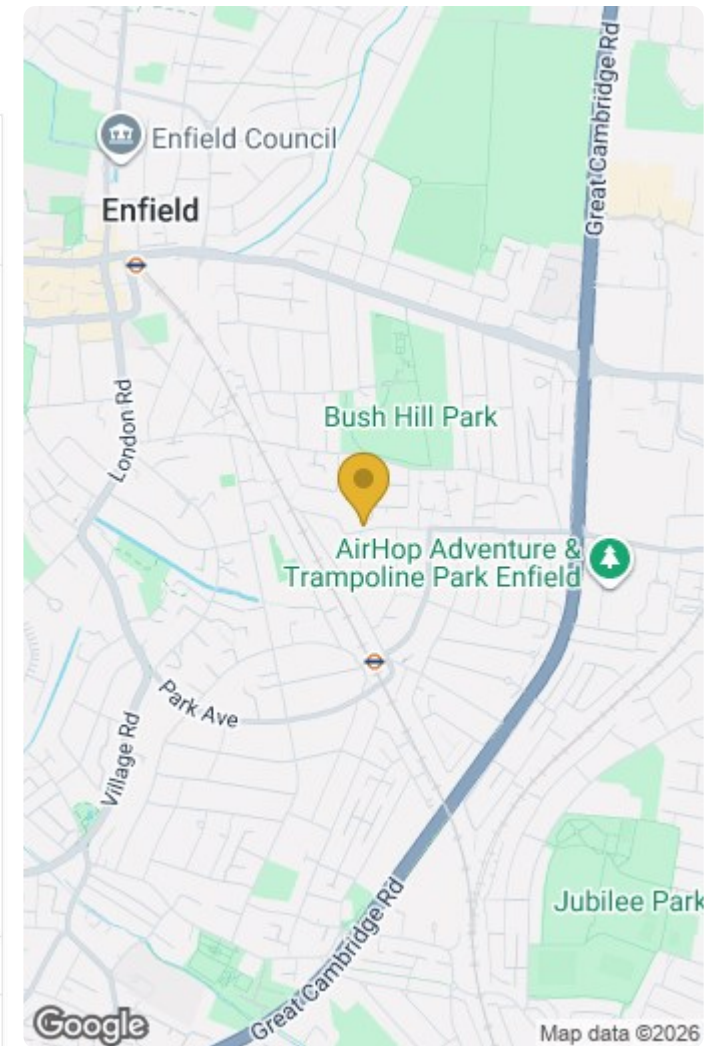


Approximate total area⁽¹⁾
81.9 m²
883 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 (CO₂) 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.

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