



Inverness Avenue, Enfield, EN1 3NU

welcome to

Inverness Avenue, Enfield

Beautifully appointed and extended, spacious four/five bedroom family house, situated in this popular, quiet tree lined residential turning just minutes from local shops, schools, parks and within easy access of both Enfield Town with its multiple shopping facilities, the A10 with its abundance of retail parks, the M25 Motorway, Gordon Hill and Enfield Town Rail Station (Moorgate and Liverpool Street Lines) and within close proximity of greenbelt countryside. Forty Hall Estate is within a short walk.

The property has been modernised, extended and enhanced throughout to a beautiful standard and is offered on a chain free basis.



Entrance Hall

Amtico floor (mosaic tile effect), column radiator, original leaded glass front door.

Reception Area

33' 2" max x 11' 11" extending to 20' (10.11m max x 3.63m extending to 6.10m)

Lounge Area

22' 3" x 11' 11" (6.78m x 3.63m)

Amtico floor, picture rail, sunken spotlights to ceiling, double radiator, coving to ceiling, shutters to bay window, open planned to:-

Kitchen Area

Beautifully appointed in gloss white base units, wall cupboards, larder cupboards, island units with contrasting quartz worksurface (and seating), inset five ring induction hob with extractor fan over, wine cooler, integrated fridge-freezer, microwave, double oven and grill, bi-folding concertina doors with direct level access to rear garden, open to utility area.

Utility Area

Further range of matching base and wall cupboards with one and half bowl stainless steel sink inset to composite sink and drainer, integrated plumbing for washing machine and dishwasher, double radiator, cupboard housing wall mounted gas central heating boiler.

Bedroom Four / Study (front)

15' 9" max x 9' 6" max (4.80m max x 2.90m max)

Fitted carpet, double radiator, coving to ceiling, sunken spotlights to ceiling, shutters to windows, door to shower room.

Luxury Shower Room

Comprises low flush WC, tiled shower cubicle, shaver point, extractor fan, wash hand basin, fully tiled walls, ceramic tiled floor, window to side, heated towel rail radiator.

First Floor

Landing

Fitted carpet (Crucial Trading), turning staircase to first floor, window to side.

Bedroom Two (front)

12' 8" into bay x 10' 7" (3.86m into bay x 3.23m)

Fitted carpet, radiator, sunken spotlights to ceiling, shutters to bay window.

Bedroom Three (rear)

10' 7" x 9' 8" (3.23m x 2.95m)

Fitted carpet, picture rail, sunken spotlights to ceiling.

Bedroom Five / Study

6' 4" x 6' (1.93m x 1.83m)

Fitted carpet, sunken spotlights to ceiling, double radiator, shutters to bay window.

Family Bathroom

Beautifully appointed in a modern suite, comprising panelled bath with mixer tap, electric shower over, glass shower screen, low flush WC, pedestal basin, fully tiled walls and floor, sunken spotlights to ceiling, heated towel rail radiator, extractor fan.

Second Floor

Loft Conversion

Fitted carpet (Crucial Trading), window to side.

Master Bedroom

14' 7" x 13' 1" to extremes (4.45m x 3.99m to extremes)

Fitted carpet, eaves storage cupboards, double radiator, sunken spotlights to ceiling, door to en-suite shower room.

En-Suite Shower Room

Fully tiled walls and floor with underfloor heating, glass shower cubicle, low flush WC, vanity basin with cupboards under, heated towel rail radiator, extractor fan, sunken spotlights to ceiling, window to rear.

Outside

Front Garden

Artificial lawn with brick retaining wall, dropped kerb providing off-street parking for several vehicles, side pedestrian access to rear garden.

Rear Garden

Secluded, well stocked flower and shrubs, large stone paved patio, electronic sun shade, raised sleeper beds, stocked with flowers and shrubs, artificial lawn, shed, power point, tap.



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welcome to

Inverness Avenue, Enfield

- Two En-Suite Bathroom / Shower Rooms
- Magnificent 33' Lounge / Kitchen / Diner
- Off-Street Parking With Own Drive
- Delightful And Secluded Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: C

offers over

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103156 - 0002

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Approximate Area = 1265 sq ft / 117.5 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Outbuilding = 38 sq ft / 4 sq m
Total = 1303 sq ft / 121 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickshom 2022. Produced for Barnfields. REF: 658027



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