



Sittingbourne Avenue, Enfield, EN1 2DD



welcome to
Sittingbourne Avenue, Enfield

Beautifully presented 1930's family house situated in this popular residential location, within close proximity of Raglan Primary School, Bush Hill Park Rail Station, locals shops, and within easy access of Enfield Town with its multiple shopping facilities, parks, pubs and restaurants.

The property is well presented and has many pleasing features and is offered on a chain free basis.



Entrance Porch

Single glazed with sunken mat.

Entrance Hall

Engineered wood floor, understairs storage cupboard, easy rise stairs to first floor.

Lounge

15' 7" max x 13' (4.75m max x 3.96m)

Engineered wood floor, picture rail, coving to ceiling, double radiator, gas fire with marble effect surround and heath, wooden mantel over.

Dining Room

15' 10" x 12' 2" max (4.83m x 3.71m max)

Engineered wood floor, picture rail, coving to ceiling, double radiator, gas fire with marble effect surround and heath, wooden mantel over, double doors to garden.

Kitchen

8' x 7' 10" (2.44m x 2.39m)

Fitted in a range of light cream base and wall cabinets, integrated double oven and grill, gas hob with fume extractor fan over, plumbing for washing machine, space for microwave, casement door to garden, engineered wood floor.

First Floor

Landing

Fitted carpet, access to loft, double radiator, dado rail.

Bedroom One

14' 2" max x 11' 9" (4.32m max x 3.58m)

Engineered wood floor, double radiator, picture rail.

Bedroom Two

14' 2" max x 10' 10" (4.32m max x 3.30m)

Engineered wood floor, double radiator, picture rail, double built-in storage cupboard.

Bedroom Three

8' 2" into bay x 7' 8" (2.49m into bay x 2.34m)

Engineered wood floor, double radiator.

Bathroom

Comprising panelled bath with electric shower over, heated towel rail, pedestal basin, part tiled walls, extractor fan, engineered wood floor.

Separate WC

Low flush WC, engineered wood floor, part tiled walls.

Outside

Front Garden

Beautifully tended, mature beds and hedges, brick retaining wall, paved off-street parking.

Rear Garden

West facing, paved patio, laid to lawn, mature well stocked flower beds to side, tap, access to brick built garage.

Brick Built Garage

17' 7" x 9' 1" (5.36m x 2.77m)

Power and light, stable style door to side, up and over door to rear.



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- Chain Free
- Off-Street Parking
- West Facing Rear Garden
- Two Reception Rooms
- Close Raglan Primary School

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£645,000



Please note the marker reflects the
postcode not the actual property



Sittingbourne Avenue, Enfield, EN1

Approximate Area = 1041 sq ft / 96.7 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1195 sq ft / 111 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1472233



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Property Ref:
ENF105764 - 0002

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