



**Sittingbourne Avenue, Enfield, EN1 2DD**



**welcome to**

**Sittingbourne Avenue, Enfield**

Sitting on the borders of Enfield and Winchmore Hill, is this three bedroom mid terraced family home. The property offers well-proportioned accommodation and is just a short walk from the local shops at Bush Hill Parade and is 0.7 miles from Bush Hill Park Station.

The property is offered on a chain free basis.



### **Entrance Hall**

Radiator, dado rail, wood laminate floor, picture rail, stairs to first floor.

### **Lounge**

15' 10" x 13' 2" ( 4.83m x 4.01m )  
Double glazed window to front, radiator, original fireplace, dado rail, picture rail, built-in shelving and storage into recess, wood laminate floor.

### **Dining Room**

13' 11" x 12' 1" ( 4.24m x 3.68m )  
Wood laminate floor, picture rail, coving, radiator, double glazed patio doors to rear garden.

### **Kitchen**

8' 3" x 7' 10" ( 2.51m x 2.39m )  
Comprising wall and base units with contrasting marble worktops and splashbacks, inset sink and drainer, plumbing for washing machine, integrated fridge-freezer, five ring gas cooker and electric double oven, small dishwasher, washing machine, wood laminate floor, door to garden.

### **First Floor**

#### **Landing**

Access to loft.

### **Bedroom One**

14' 2" x 11' 1" ( 4.32m x 3.38m )  
Double glazed window to front, radiator, picture rail, fitted wardrobes, fitted carpet.

### **Bedroom Two**

12' 1" to wardrobes x 10' 8" ( 3.68m to wardrobes x 3.25m )  
Double glazed window to front, picture rail, fitted wardrobes, radiator, cupboard housing cold water tank and boiler.

### **Bedroom Three**

8' 9" x 7' 11" ( 2.67m x 2.41m )  
Double glazed bay window to front, picture rail, radiator.

### **Bathroom / WC**

Panelled bath with mixer taps, low flush WC, wash hand basin, heated towel rail, spotlights, part tiled walls, window.

### **Outside**

#### **Front Garden**

Block paved in readiness for parking. Kerb is not dropped.

#### **Rear Garden**

Approximately 50' of west facing garden with patio, laid to lawn, flowerbeds.



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## Sittingbourne Avenue, Enfield

- No Chain
- Potential For Off-Street Parking (subject to relevant permissions)
- Front Reception Room
- Rear Reception Room
- West Facing Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£585,000**

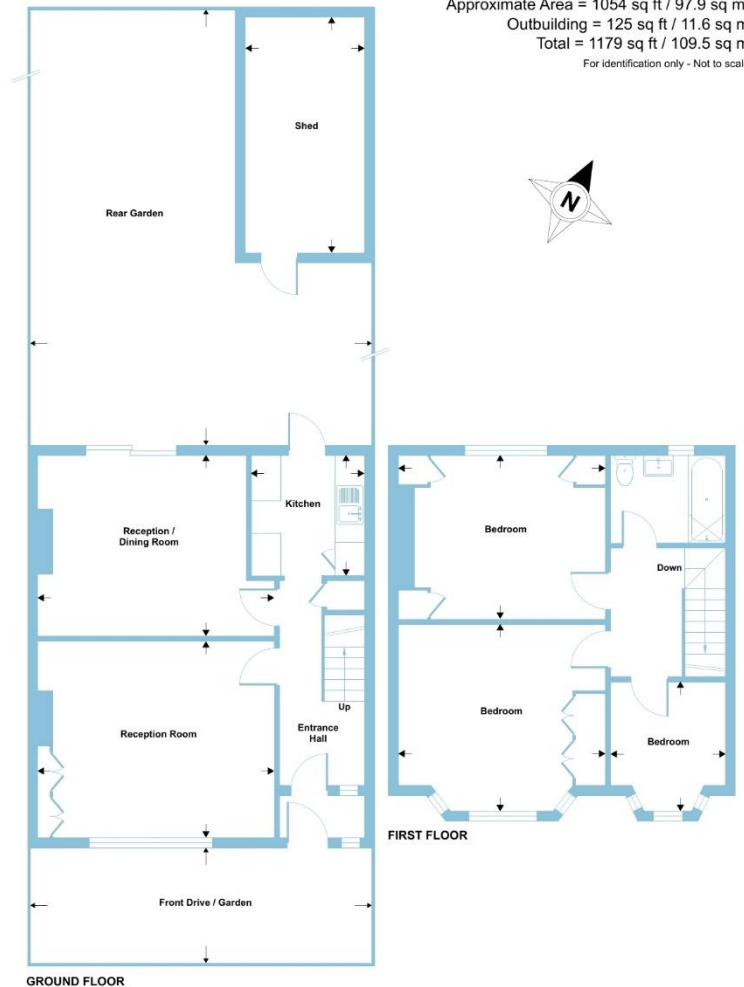


Please note the marker reflects the  
postcode not the actual property



## Sittingbourne Avenue, Enfield, EN1

Approximate Area = 1054 sq ft / 97.9 sq m  
Outbuilding = 125 sq ft / 11.6 sq m  
Total = 1179 sq ft / 109.5 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1312828



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Property Ref:  
ENF105216 - 0007

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