

FREEHOLD



House - Detached

113 PARK AVENUE, ENFIELD, EN1 2BE

Price

£1,200,000

FEATURES

- Detached chalet bungalow
- First-floor principal suite with bathroom
- Kitchen/dining room with garden views
- Driveway & garage
- Approx. 1,979 sq ft (including garage)
- Two reception rooms including garden room
- Large private rear garden with outbuilding
- Character features throughout



Robert Adam
Estate Agents

4 Bedroom House - Detached located in Enfield

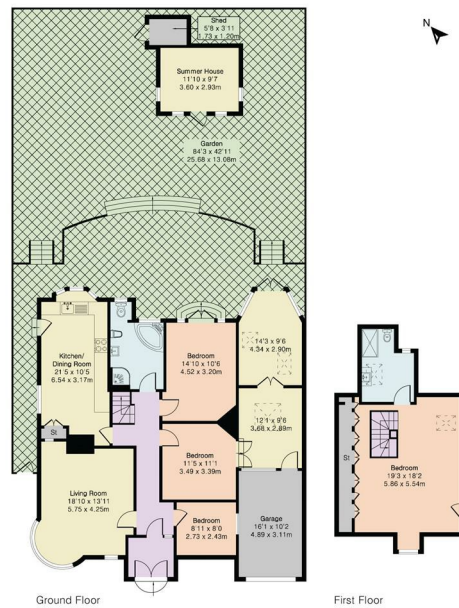
Park Avenue, Enfield – Detached Chalet Bungalow

Set on one of Enfield's most desirable roads, this substantial detached chalet bungalow offers beautifully proportioned accommodation, character features throughout, and a stunning private rear garden, all with excellent potential to further enhance.

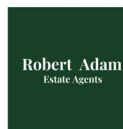
The property opens into a welcoming hallway leading to an impressive main reception room, boasting high ceilings, ornate cornicing and a feature fireplace, creating a real sense of space and elegance.

To the rear, a bright and extended garden room / second reception with skylights and French doors provides a superb entertaining space, flooding the room with natural light and opening directly onto the garden and terrace.

**Approximate Gross Internal Area 1979 sq ft - 184 sq m
(Excluding Outbuilding & Including Garage)**
 Ground Floor Area 1530 sq ft – 142 sq m
 First Floor Area 449 sq ft – 42 sq m
 Outbuilding Area 138 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Council Tax Band

F

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

