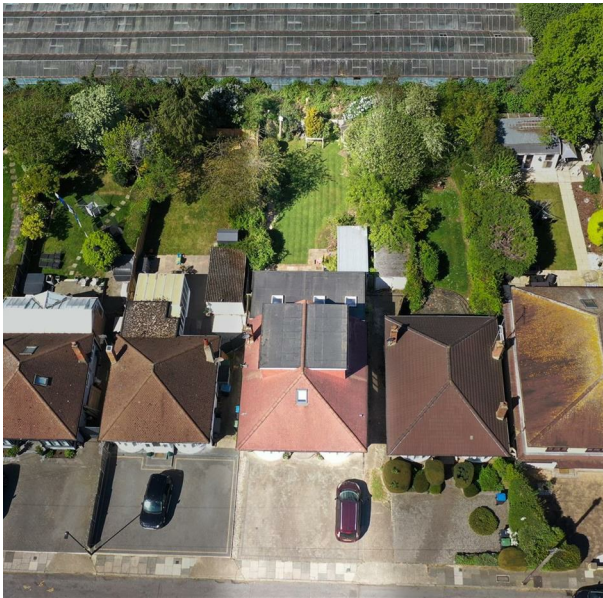


25 Beech Avenue, Enfield, EN2 9DB
Asking price £900,000

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25 Beech Avenue, Enfield, EN2 9DB

Asking price £900,000

Council Tax Band: G

A stunning five double bedroom detached chalet bungalow, extensively extended to the rear and loft with delicate, yet bold, architectural touches drawn by an internationally renowned, award winning architect, offering over 1,700sq ft of beautifully presented living space, positioned in a highly sought-after area in EN2.

This is a seriously impressive home. The current owners have created a layout that perfectly suits modern family living, with a substantial rear extension forming the heart of the house, an expansive, light-filled living and entertaining space that opens directly onto the eye catching garden.

The rear garden is a real standout, generous in size, private, not overlooked, with a unique open outlook backing onto greenhouses, giving a real sense of space and privacy.

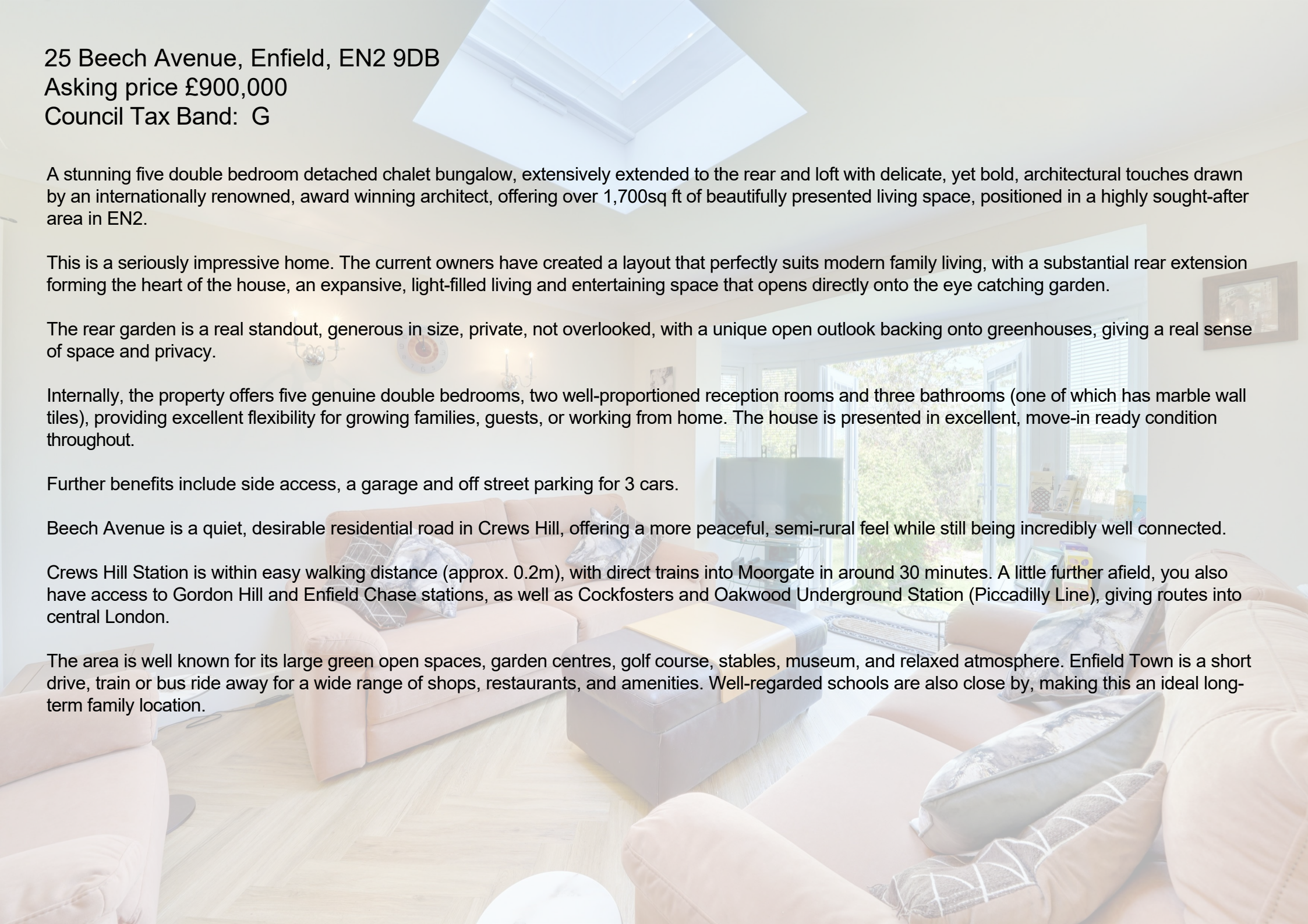
Internally, the property offers five genuine double bedrooms, two well-proportioned reception rooms and three bathrooms (one of which has marble wall tiles), providing excellent flexibility for growing families, guests, or working from home. The house is presented in excellent, move-in ready condition throughout.

Further benefits include side access, a garage and off street parking for 3 cars.

Beech Avenue is a quiet, desirable residential road in Crews Hill, offering a more peaceful, semi-rural feel while still being incredibly well connected.

Crews Hill Station is within easy walking distance (approx. 0.2m), with direct trains into Moorgate in around 30 minutes. A little further afield, you also have access to Gordon Hill and Enfield Chase stations, as well as Cockfosters and Oakwood Underground Station (Piccadilly Line), giving routes into central London.

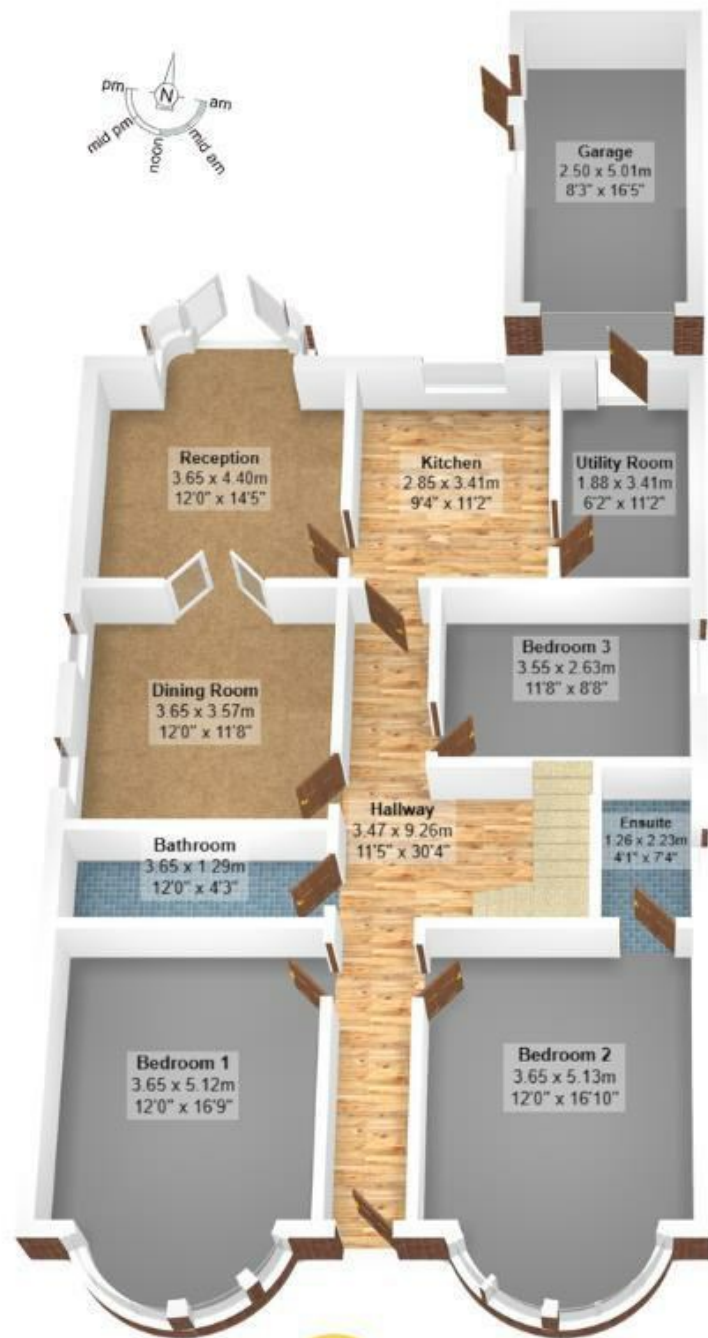
The area is well known for its large green open spaces, garden centres, golf course, stables, museum, and relaxed atmosphere. Enfield Town is a short drive, train or bus ride away for a wide range of shops, restaurants, and amenities. Well-regarded schools are also close by, making this an ideal long-term family location.











PINDROP PROPERTY

Total Area: 160.0 m² ... 1723 ft² (excluding garage)
All measurements are approximate and for display purposes only

Garage
2.50 x 5.01m
8'3" x 16'5"

Reception
3.65 x 4.40m
12'0" x 14'5"

Kitchen
2.85 x 3.41m
9'4" x 11'2"

Utility Room
1.88 x 3.41m
6'2" x 11'2"

Dining Room
3.65 x 3.57m
12'0" x 11'8"

Bathroom
3.65 x 1.29m
12'0" x 4'3"

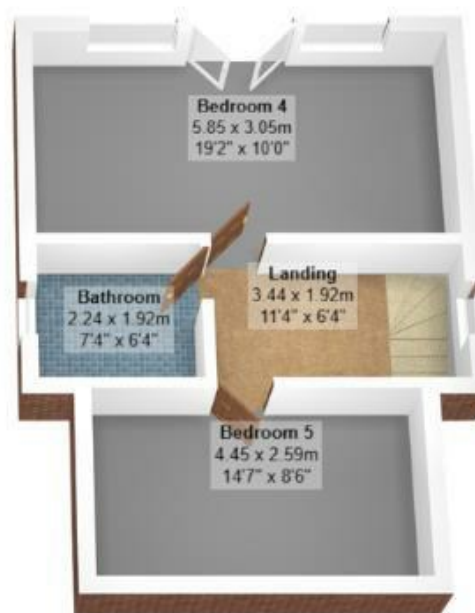
Bedroom 1
3.65 x 5.12m
12'0" x 16'9"

Bedroom 2
3.65 x 5.13m
12'0" x 16'10"

Hallway
3.47 x 9.26m
11'5" x 30'4"

Bedroom 3
3.55 x 2.63m
11'8" x 8'8"

Ensuite
1.26 x 2.23m
4'1" x 7'4"



Bedroom 4
5.85 x 3.05m
19'2" x 10'0"

Bathroom
2.24 x 1.92m
7'4" x 6'4"

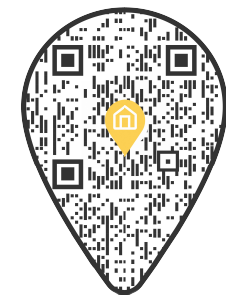
Landing
3.44 x 1.92m
11'4" x 6'4"

Bedroom 5
4.45 x 2.59m
14'7" x 8'6"



PINDROP PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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