

92 Connaught Avenue, Enfield, EN1 3BH

Offers in excess of £625,000



PINDROP PROPERTY



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Offers in excess of £625,000
Council Tax Band: D

Set on the highly sought-after Willow Estate, this beautifully presented four bedroom terraced home on Connaught Avenue offers stylish, well-proportioned accommodation arranged over three floors, off-street parking and further scope to extend (stpp), an ideal combination for modern family living.

The ground floor is centred around a bright and spacious through lounge, perfectly designed for both everyday living and entertaining, with double doors opening onto the rear garden for a seamless indoor-outdoor feel. The kitchen is positioned within the partial rear extension and offers excellent space, storage and functionality, with direct access out to the garden. There remains clear potential to extend further to the rear, subject to planning, allowing the home to grow with its next owners.

The first floor provides three bedrooms alongside a contemporary family bathroom. The loft has been extended to create a generous fourth bedroom, complemented by a separate shower room, making it ideal as a principal suite, guest space or private home office.

Outside, the rear garden is smartly finished with low-maintenance astro turf, benefits from rear access and provides a private, practical space for relaxing or entertaining. There is also convenient off-street parking to the front of the property.

Connaught Avenue is one of Enfield's most desirable residential roads, offering easy access to a wide range of local shops, cafés and amenities. Excellent transport links are close at hand, including Enfield Town, Enfield Chase and Southbury stations with direct routes into central London, as well as multiple bus services. Families will also appreciate the selection of well-regarded primary and secondary schools nearby.

Presented in excellent condition throughout and offering space, flexibility and future potential, this is a standout home in a prime Enfield location.



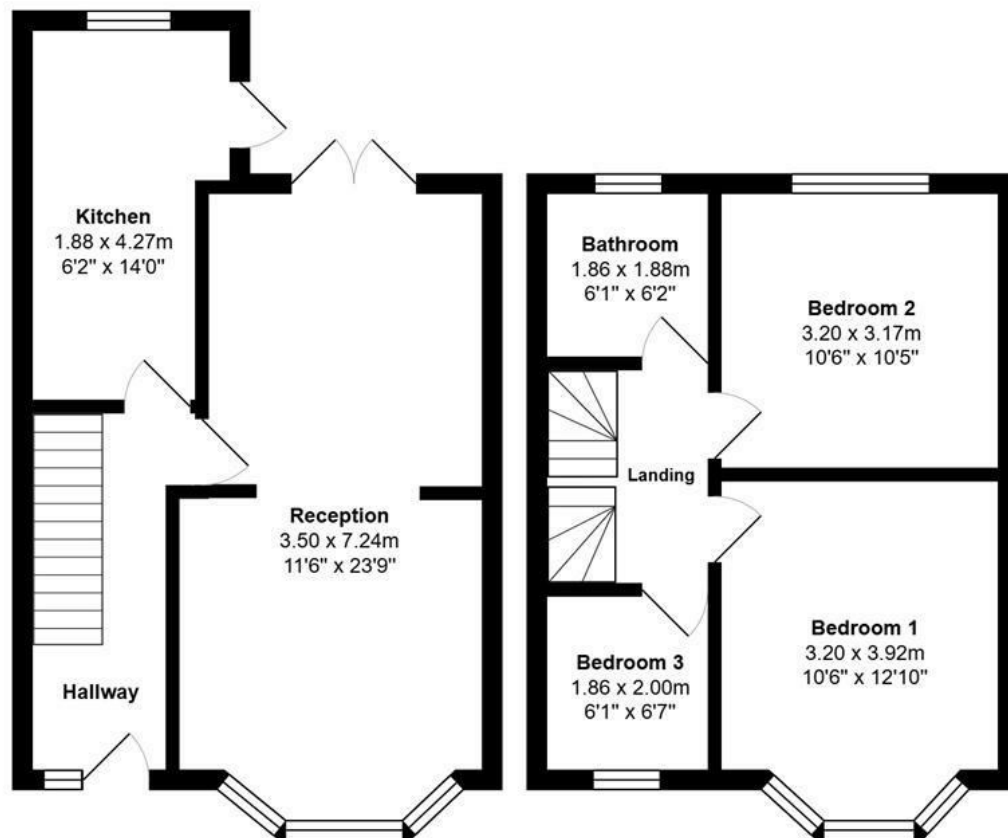




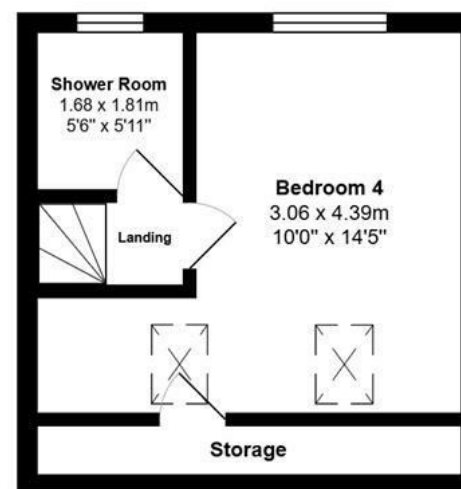


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Ground Floor
Area: 40.1 m² ... 432 ft²



Second Floor
Area: 21.5 m² ... 232 ft²



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Total Area: 97.4 m² ... 1049 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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