



**Chalkwell Park Avenue, Enfield, EN1 2AN**

***Welcome to***

**Chalkwell Park Avenue, Enfield**

Built in 1937, Barnfields are delighted to offer for sale this fantastic four bedroom detached house full of charm and character in a quiet residential cul-de-sac location close to Enfield Town with its overground station, shopping centre and expansive recreation park plus good school catchments.

This elegant property boasts off-street parking for several cars and must be viewed to be fully appreciated.



### Hallway

The original front door with leaded window to the side opens to the hallway with wood flooring, radiator, dado rails and understairs cupboard.

### Reception Room One

16' 1" x 14' 2" ( 4.90m x 4.32m )

An elegant room with a square bay of double glazed windows to front, radiator, wood flooring and picture rails.

### Reception Room Two

16' x 12' ( 4.88m x 3.66m )

Another elegant room with wood flooring, cast iron fireplace with tiled inserts and slate hearth, wood panelling to dado height, square bay of double glazed windows to front.

### Kitchen / Breakfast Room

21' 5" x 9' 7" ( 6.53m x 2.92m )

With a range of fitted white wall and base units with contrasting granite worktops and upstands, undermount sink, large gas hob with extractor above, built-in double oven, double glazed window to rear, tiled floor, spotlights, space for a large fridge/freezer, space for a table and double glazed French door opening to the garden.

### Utility Room

7' 10" x 6' 4" ( 2.39m x 1.93m )

With a range of matching wall and base units, worktop and sink, tiled splashbacks, plumbing for a washing machine, tiled floor, double glazed window to rear.

### WC

WC, wall mounted hand basin, tiled floor, double glazed window to rear.

### First Floor

### Landing

A bright and spacious galleried landing with double glazed window to front.

### Bedroom One

16' 4" x 12' ( 4.98m x 3.66m )

Fitted carpet, square bay of double glazed windows to front, radiator, built-in wardrobes, cast iron fireplace.

### Bedroom Two

14' 1" x 11' 1" ( 4.29m x 3.38m )

Fitted carpet, double glazed windows to front, radiator, built in wardrobes, door to:-

### En-Suite

With tiled step-in shower unit, wall mounted hand basin, WC, tiled floor, double glazed window to side.

### Bedroom Three

12' x 9' 7" ( 3.66m x 2.92m )

Fitted carpet, double glazed windows to rear, radiator, built-in wardrobes.

### Bedroom Four

10' 2" x 9' 9" ( 3.10m x 2.97m )

Fitted carpet, double glazed windows to rear, radiator, built-in wardrobes

### Bathroom

Panelled bath, hand basin with cupboards beneath, WC, panelling to dado height, double glazed windows to rear, wood flooring, part tiled walls.

### Outside

### Rear Garden

A wide Southerly facing rear garden with patio to front, central lawn and mature tree and shrub borders, side access gate leading to the front driveway.

### Front Driveway

A pretty shingle driveway providing off-street parking for 3/4 cars and wooden double gate.





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welcome to

## Chalkwell Park Avenue, Enfield

- Four Bedrooms
- Detached
- Off-Street Parking For Several Cars
- Full Of Charm And Character
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£900,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF106050 - 0003

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## Chalkwell Park Avenue, Enfield, EN1

Approximate Area = 1565 sq ft / 145.3 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 1591 sq ft / 147.7 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: 1494591



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