



Park Avenue, Enfield, EN1 2HN



# Park Avenue

Stunning Six Bedroom Detached Residence in the Prestigious Location in Heart of Bush Hill Park.

- Built in 1914 – A Timeless Period Home
- Three Elegant Reception Rooms
- Spacious Utility Room
- Convenient Downstairs WC
- Three Stylish Bathrooms
- Sun-Soaked South-Facing Garden
- Ample Off-Street Parking
- Detached Double Garage with Workshop

## **Moments from Bush Hill Park Overground Station**

This magnificent six bedroom detached family home, built in 1914, exudes timeless Edwardian charm while incorporating elegant modern touches for contemporary living.

Situated on the highly sought after Park Avenue, this exceptional residence offers versatile and expansive living spaces, perfect for modern family life.

Nestled on a picturesque, tree-lined road, this home is just a short stroll from Bush Hill Park Overground Station, providing swift access to Liverpool Street in just 30 minutes. With outstanding schools, shops and excellent transport links close by.

Step inside to a grand reception hallway, setting the tone for the beautifully designed interiors. The ground floor boasts a bespoke kitchen, an inviting breakfast room, a sophisticated sitting room, a formal dining room, a spacious utility room, and a well-appointed guest WC.

Ascending to the first floor, you will find four generous double bedrooms, including a sumptuous primary suite complete with an ensuite bathroom featuring both bath and shower. A separate family bathroom serves the remaining bedrooms. A striking full-width staircase leads to the top floor, where two additional spacious double bedrooms await, accompanied by a sleek shower room and ample storage. This floor offers the perfect setting for a home office or guest suite.

## **Exceptional Outdoor Space & Additional Features**

Outside, the property is framed by an electronic double-gated driveway, providing secure off-street parking for 2 - 3 vehicles. The detached double garage, complete with two electronic doors and a dedicated workshop, offers versatile use as a home office, gym, or studio.





























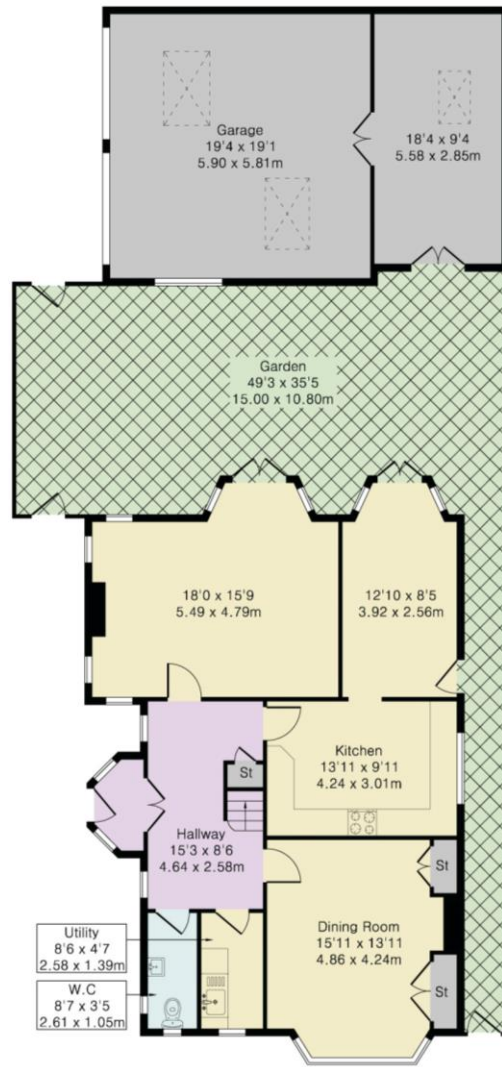












Ground Floor

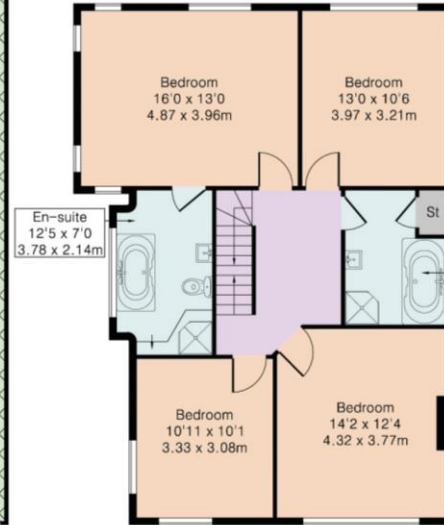
**Approximate Gross Internal Area 2950 sq ft - 275 sq m**

Ground Floor Area 966 sq ft – 90 sq m

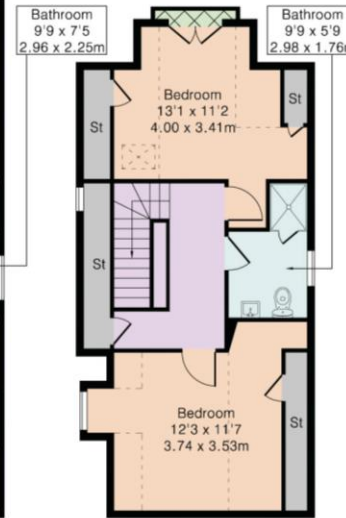
First Floor Area 905 sq ft – 84 sq m

Second Floor Area 534 sq ft – 50 sq m

Outbuilding Area 545 sq ft – 51 sq m



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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# STATONS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Council Tax - G  
Local Authority – Barnet

## STATONS HADLEY WOOD

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