



Oak Avenue, Enfield, EN2 8LB



welcome to
Oak Avenue, Enfield

Barnfields are delighted to offer for sale this magnificent four bedroom detached property in one of Enfield's most sought after turnings. The generous plot offers superb extension potential and benefits from a generous over 140ft manicured rear garden with far reaching open views beyond. Located just off Enfield Ridgeway, which was listed as one of the top ten happiest places to live recently by The Guardian, the property is close to Gordon Hill Station (Moorgate Line), both the Wren and One Degree Academies, Chase Farm Hospital and access to the M25 Motorway.

This property must be viewed to be fully appreciated!



Hallway

A spacious L shaped hallway with wood flooring, radiator, window to front and understairs cupboard.

Front Reception / Study

13' 10" x 10' 11" (4.22m x 3.33m)

Fitted carpet, window to front, picture rails, radiator.

Rear Reception

18' 3" x 14' 11" (5.56m x 4.55m)

Dual aspect room with windows to front and rear, French doors opening to the garden, cast iron fireplace with tiled inserts wooden surround and hearth, wooden flooring, picture rails, three radiators, attractive exposed wooden effect beam.

Kitchen / Breakfast Room

17' 5" x 9' 1" (5.31m x 2.77m)

Range of fitted wooden wall and base with granite worktops and matching upstands, stainless steel sink and drainer, Aga, dishwasher, built-in fridge/freezer, slate tiled floor, window to rear, stable door opening to the garden.

First Floor

Landing

Fitted carpet, windows to front, loft hatch opening to loft storage space, storage cupboard.

Bedroom One

15' 1" x 11' 11" (4.60m x 3.63m)

Dual aspect room with windows to front and rear, wooden flooring, two radiators, spotlights.

Bedroom Two

12' 11" x 11' (3.94m x 3.35m)

Wood flooring, window to front radiator, built-in cupboard.

Bedroom Three

12' x 11' 6" (3.66m x 3.51m)

Laminate flooring, window to rear, radiator.

Bedroom Four

11' 8" x 7' 2" (3.56m x 2.18m)

Fitted carpet, window to rear, radiator, built-in wardrobe and cupboards.

Bathroom

Jacuzzi bath, vanity hand basin with cupboards beneath, part tiled walls, tiled floor, radiator.

Shower Room

Step-in shower unit, low level WC, wall mounted hand basin, tiled floor, fully tiled walls, window to rear, chrome heated towel rail.

Outside

Rear Garden

Over 140ft of rear garden with large stone patio area to front with built up shrub borders, steps lead up to a vast lawned area with a variety of fruit trees and established hedge borders, breathtaking views over farmland to the rear, side gate leading to the front of the house, access from the patio to:-

Utility Room

15' 9" x 9' 9" (4.80m x 2.97m)

Windows to side, sink and drainer, plumbing for washing machine, power and light, tiled floor, doors opening to the Garage and Storage Room/Lodge.

Storage Room / Lodge

16' 7" x 10' 4" (5.05m x 3.15m)

Triple aspect room, power and light, tiled floor, additional door opening to the garden.

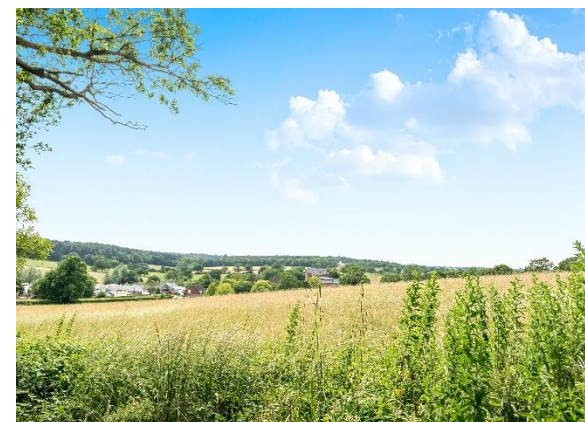
Double Garage

15' 10" x 14' 2" (4.83m x 4.32m)

With up and over door to the front and side door opening into the Utility Room, power and light.

Front / Off-Street Parking

Sweeping gravel carriage driveway for 4/5 cars with shrub borders and access into the garage.



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welcome to

Oak Avenue, Enfield

- Four Bedrooms & Two Bathrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Large Double Garage
- Utility & Lodge With Potential For Conversion

Tenure: Freehold EPC Rating: F

£1,470,000



Please note the marker reflects the postcode not the actual property

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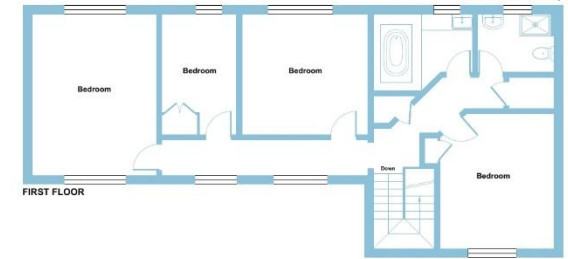
Property Ref:
ENF105226 - 0005

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Approximate Area = 1656 sq ft / 153.8 sq m
Garage = 565 sq ft / 52.4 sq m
Total = 2226 sq ft / 206.2 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). © richiecom 2025. Produced for Barnard Marcus. REF: 1321635



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