

# FIRST AVENUE

Enfield EN1 1BW



**THREE BEDROOM SEMI-DETACHED CHARACTER HOUSE - CHAIN FREE  
BRIGHT & SPACIOUS FRONT RECEPTION WITH FEATURE FIREPLACE**

**LARGE RECEPTION-DINING ROOM**

**FIRST FLOOR SHOWER ROOM**

**DOWNSTAIRS CLOAKROOM**

**GARAGE TO SIDE**

**FRONT & REAR GARDENS**

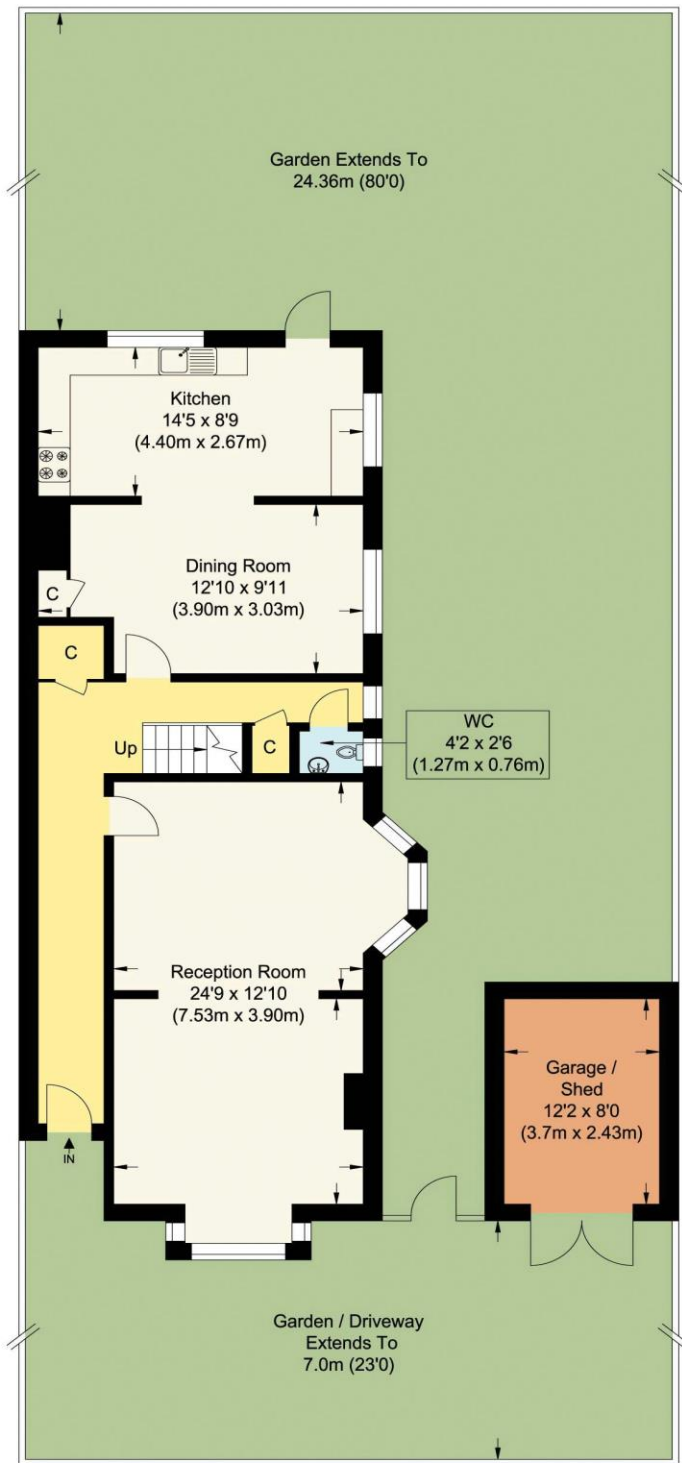
**SHORT WALK FROM BUSH HILL PARK MAIN LINE STATION**

**£695,000**

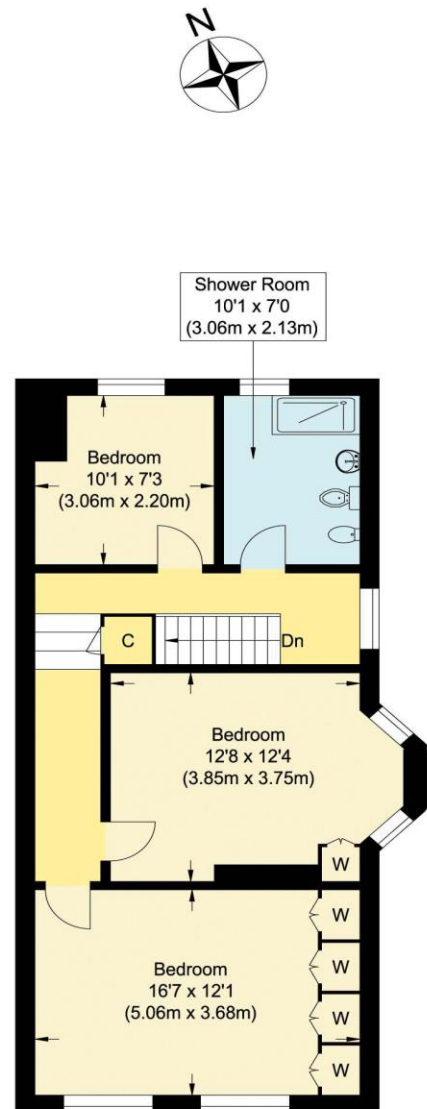
**Freehold**

James Hayward are pleased to present, a CHAIN FREE and charming, three bedroom semi-detached family home, full of character, with a garage to the side and lovely front and rear gardens. The property does require some work and offers potential to add value. This lovely home is ideally situated in a quiet residential road, within easy reach of Bush Hill Park main line station, some highly regarded schools including Raglan Primary and local shopping parades; Enfield Town, green spaces, sports and leisure facilities are also close by. Council Tax Band: E





Ground Floor



First Floor

# First Avenue, EN1

Approximate Gross Internal Floor Area : 143.60 sq m / 1545.69 sq ft  
(Excluding Shed)

Garage / Shed Area : 8.90 sq m / 95.79 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

84 First Avenue ENFIELD EN1 1BW	Energy rating <b>D</b>	Valid until: 29 March 2034
		Certificate number: 9600-2539-0122-7321-3743

**Property type** Semi-detached house

**Total floor area** 139 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9600-2539-0122-7321-3743>

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**Viewing:** Strictly by appointment via owner's Agent

**James Hayward on 020 8367 4000**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000