



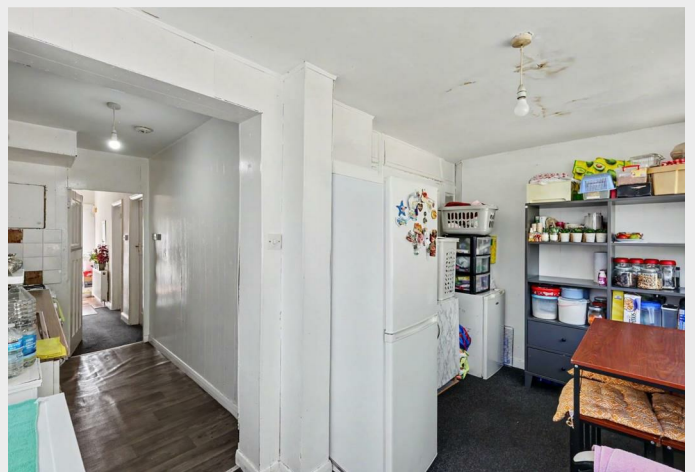
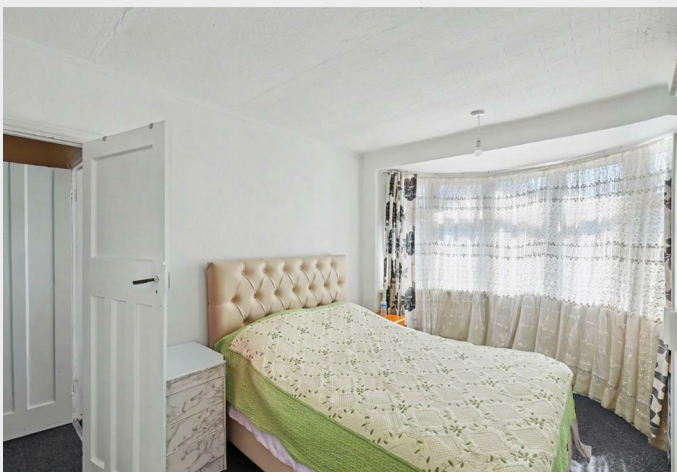
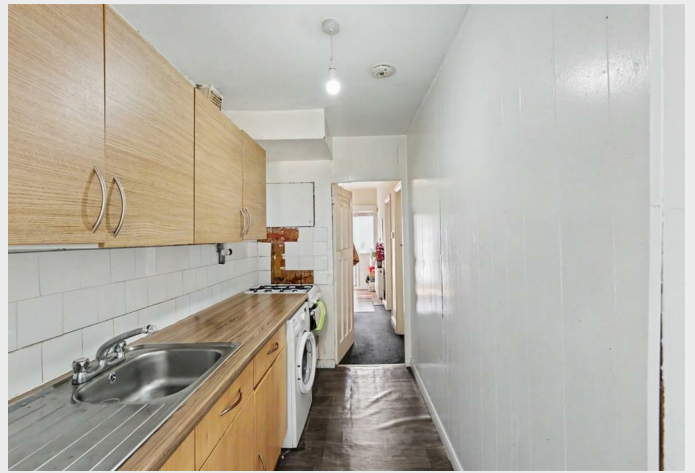
Curzon Avenue, Enfield EN3 4UD

Offers Over **£425,000**

House - End Terrace | Freehold
Council: Enfield | Council Tax Band: D

 3  1  3  **EPC**
D 56

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Nestled on the sought-after Curzon Avenue in Enfield, this charming end-of-terrace family home, originally built circa 1927, beautifully combines period character with versatile modern living. Offering approximately 995 sq ft of well-presented accommodation, this property is ideal for growing families and buyers seeking future potential.

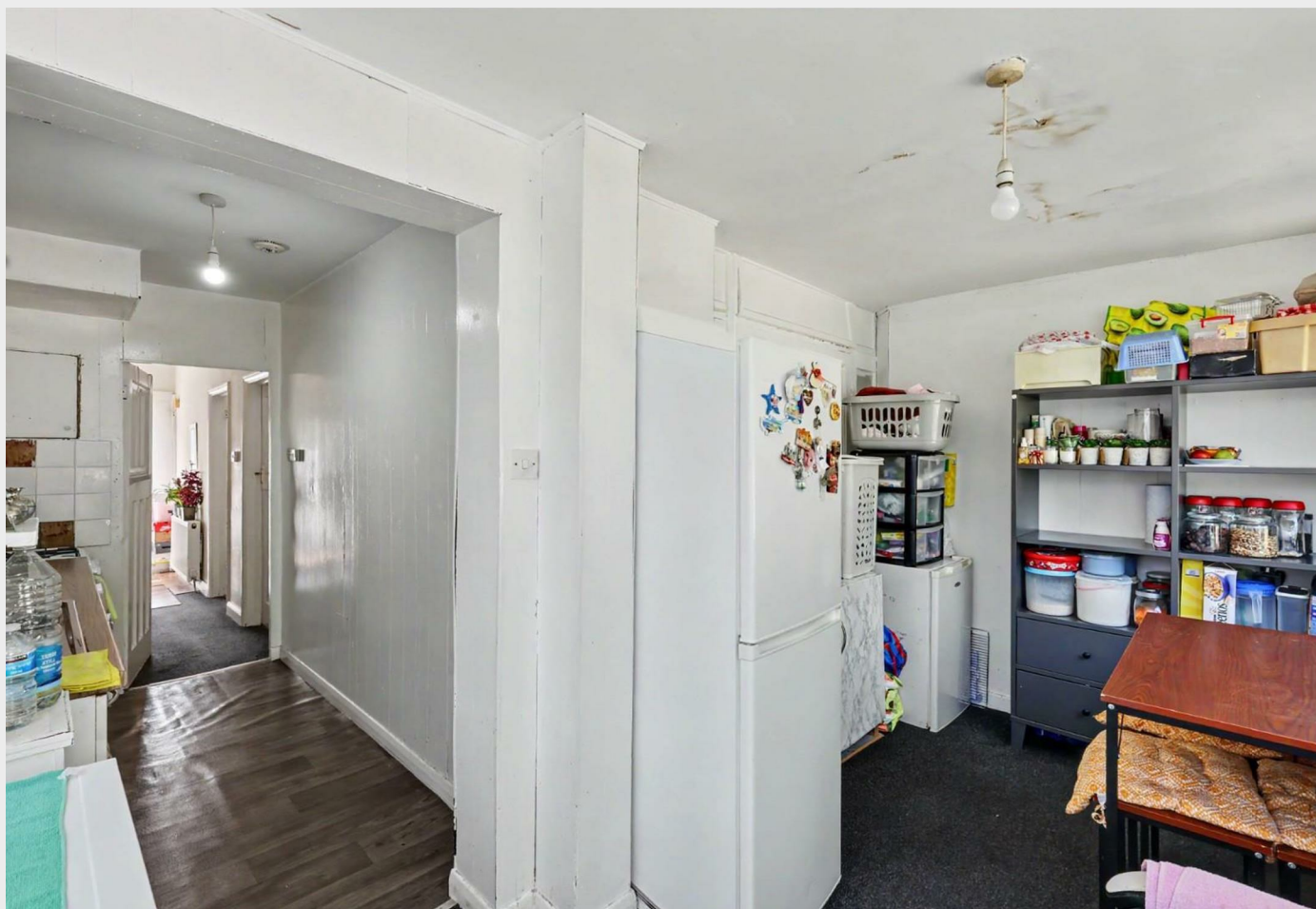
Upon entering, you are welcomed by two spacious reception rooms, complemented by a substantial rear extension that provides a third reception area, perfect for entertaining, family living, a home office, or playroom. The flexible layout creates a seamless flow throughout the ground floor, while large windows allow natural light to flood the home, creating a bright and inviting atmosphere.

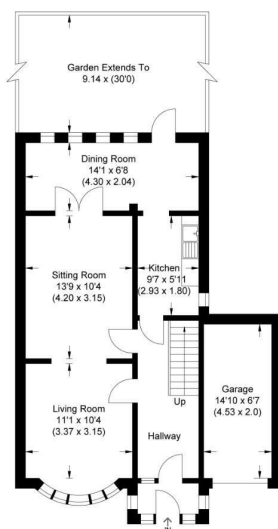
Upstairs, the property boasts three well-proportioned bedrooms, providing comfortable accommodation for the whole family, along with a well-appointed family bathroom.

As an end-of-terrace property, the house benefits from additional privacy and a larger plot than many neighbouring homes. Importantly, there is excellent scope to further enhance and add value, with potential to extend further to the side and rear or convert the garage into additional living accommodation, subject to the necessary planning permission and building regulations approvals.

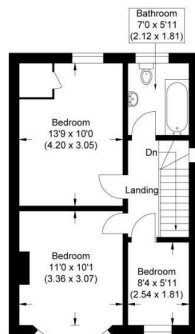
Conveniently located close to highly regarded schools, local shops, parks, and excellent transport links, this attractive home offers the perfect balance of community living and accessibility.

A fantastic opportunity to acquire a characterful family home with significant future potential in one of Enfield's most desirable residential locations. Early viewing is highly recommended.





Approximate Gross Internal Area
92.40 sq m / 994.58 sq ft
(Excludes Garage)
Garage Area 9.06 sq m / 97.52 sq ft



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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