





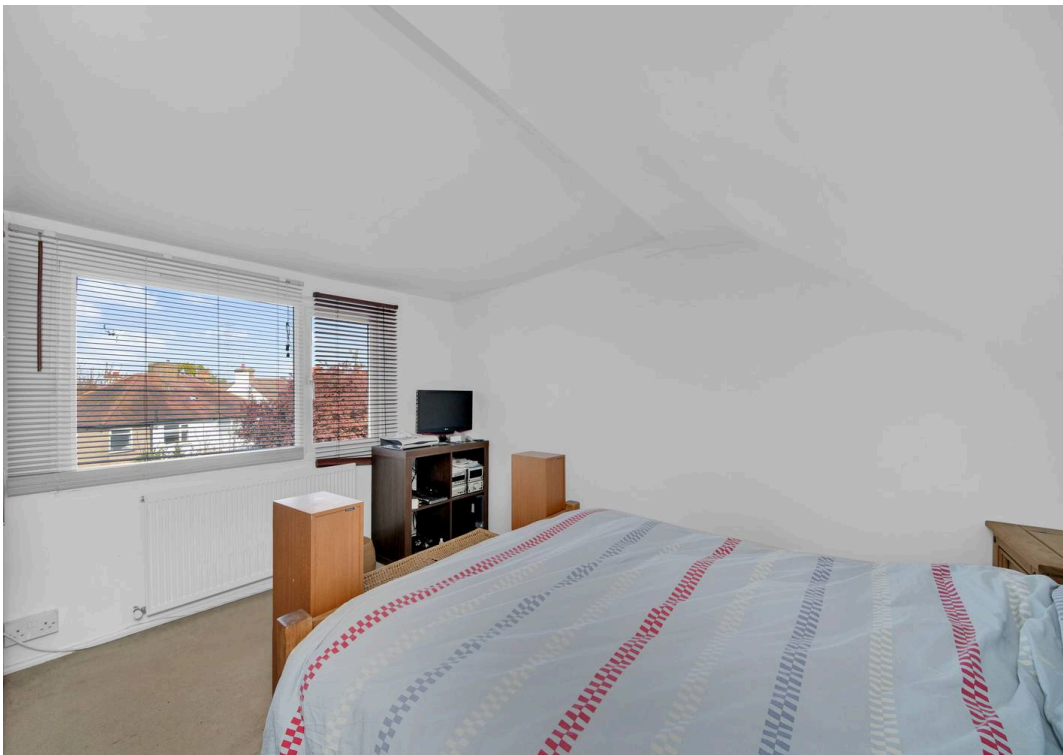
## Holly Road, Enfield, EN3

Positioned just off Hertford Road on a quiet residential road, this exceptionally maintained terraced house offers a generous and well-balanced living space across three floors. Bright, spacious, and presented in good decorative order, the property includes three well-sized bedrooms on the first floor, along with a well-proportioned double loft bedroom that adds flexibility to the layout. The ground floor features a sizeable kitchen with a breakfast bar, and a through lounge reception offering a versatile living area. This is a well-connected location. Both Turkey Street and Enfield Lock stations are within easy reach, providing swift and reliable routes into central London. Road access is equally convenient, with the A10, M25, and North Circular all close by. A wide choice of local schools, shops, and everyday amenities further adds to the appeal for families and long-term homeowners.

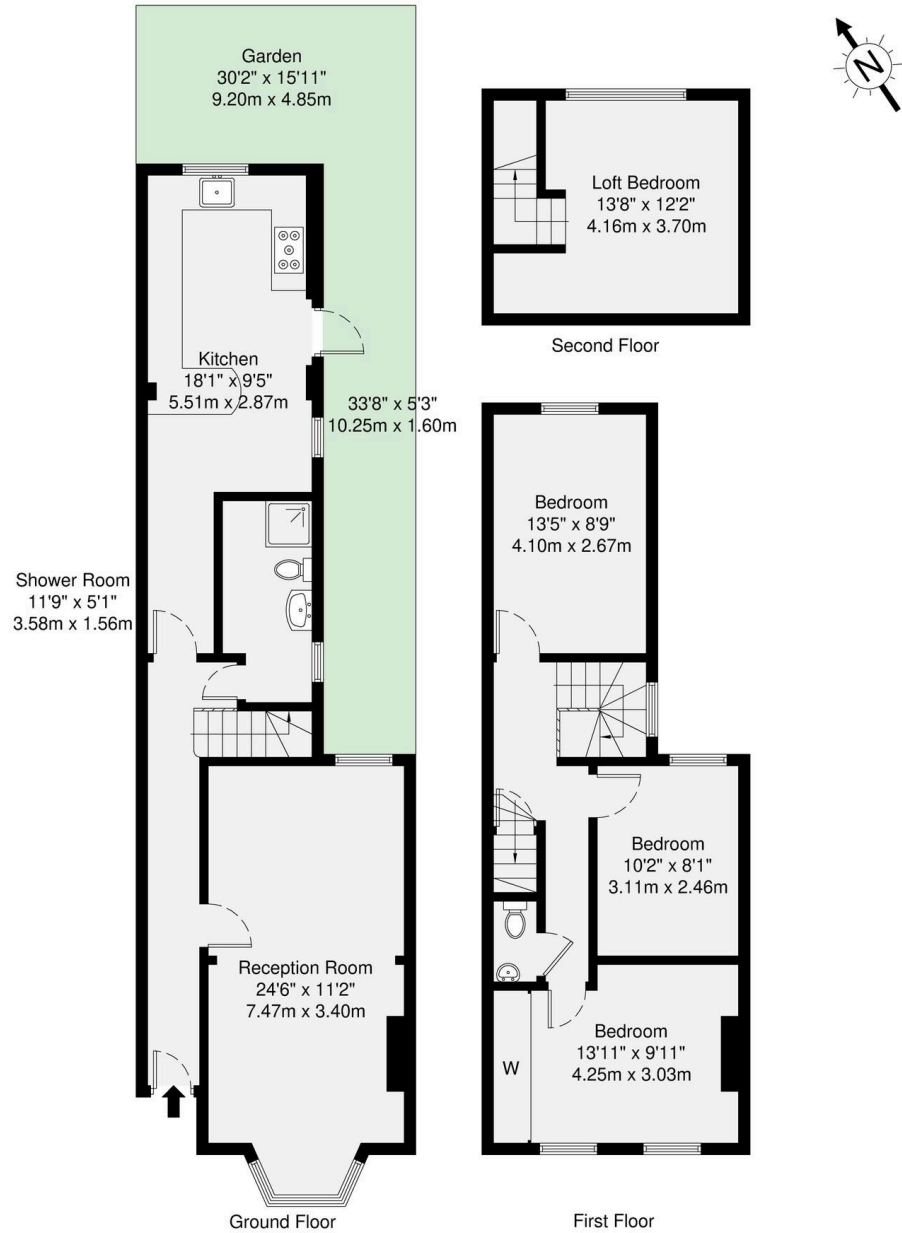
- Tenure: Freehold
- Council Tax Band: D
- Four Bedrooms
- Quiet Location
- Spacious Kitchen
- Close to Local Schools
- Close to Local Amenities
- Good Access to Major Roads












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	





## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.