



Crawley Road | | Enfield | EN1 2ND

Guide Price £600,000





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James Hayward are delighted to present, a substantial three bedroom home, complemented by a rear garden extending nearly 100ft, side access and garage with shared drive. The property is situated in a popular residential road, within the Raglan Primary school catchment and is close to green spaces, local shops & amenities. The location offers easy access to motorway links including A10/M25 & the A406; Bush Hill Park main line station is also within easy reach.

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN WITH DIRECT ACCESS TO GARDEN
- DOWNSTAIRS CLOAKROOM
- GARAGE SHARED DRIVE
- WITHIN EASY REACH OF BUSH HILL PARK MAIN LINE STATION
- SPACIOUS THROUGH LOUNGE-DINING ROOM
- FIRST FLOOR FAMILY BATHROOM
- GOOD SIZED GARDEN WITH SIDE ACCESS
- CLOSE TO MOTORWAY LINKS INCLUDING A10/M25 & A406
- GOOD SCHOOL CATCHMENT & GREEN SPACES NEARBY



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

**Crawley Road, EN1**

Approximate Gross Internal Floor Area : 91.10 sq m / 980.59 sq ft  
 (Excluding Garage)  
 Garage Area : 13.70 sq m / 147.46 sq ft

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

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