



Millais Road, EN1 1EF  
Enfield









# Millais Road, EN1 1EF

This charming, chain-free, three-bedroom Victorian terrace house is ideally located on a highly sought-after, tree-lined residential road in the heart of Bush Hill Park. Offering spacious living throughout, this well-presented home is perfect for families looking for comfort and convenience. Upon entering, you'll find a generous living room, providing a great space to relax and entertain. The extended kitchen/diner offers ample space for family meals and is perfect for modern living. Additionally, the property benefits from a downstairs VVC for added convenience. Upstairs, you'll discover a beautifully appointed four-piece bathroom suite and three sizeable bedrooms. The property is further enhanced by a well-maintained rear garden, providing a private outdoor space to enjoy with family and friends.

For commuters, Bush Hill Park Station is just 0.2 miles away, offering direct trains to Liverpool Street Station, making this home a perfect choice for those working in the City. The A10, M25, and A406 are also easily accessible by car, providing excellent road links. Local shops, amenities, and highly regarded schools are all within walking distance, including George Spicer Primary School and Bush Hill Park Primary School. Enfield Town Centre is just a short drive away, offering an array of shops, restaurants, and leisure facilities.

This well-maintained property is the perfect family home, offering a blend of Victorian character and modern convenience, all in an enviable location.

Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£565,000



- Chain Free
- Extended Kitchen/Diner
- Spacious Living Room
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Bush Hill Park Primary School and George Spicer Primary School
- Three Bedroom Victorian Terrace House
- Upstairs Four Piece Bathroom Suite and Downstairs WC
- Close Proximity to Transport Links Including Bush Hill Park Station(0.2 miles) Providing Direct Access into Liverpool Street Station
- Within Walking Distance to Local Shops and Amenities
- High Sought After Bush Hill Park Location











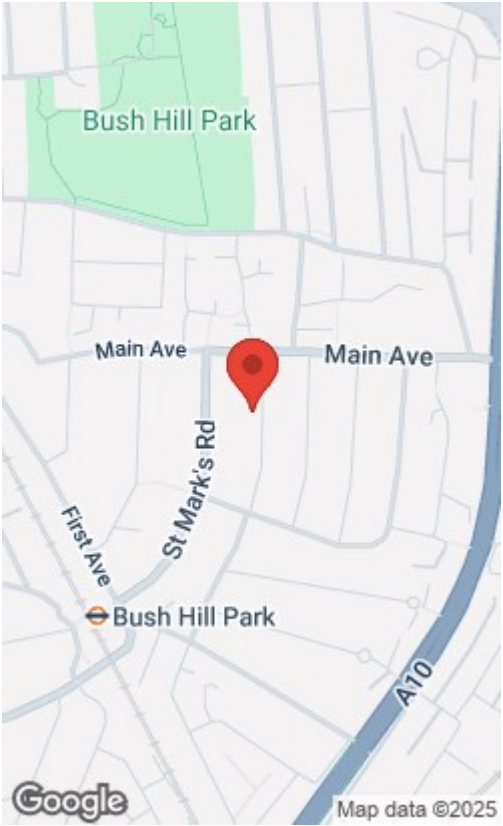
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor  
First Floor  
Millais Road  
Approximate Gross Internal Floor Area : 120.0 sq m / 1291.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

