



Wellington Road,

£950,000

**Havilands**

the advantage of experience



- 3 Bedroom Semi-detached
- Desirable location
- Scope to extend SSTC
- Garage and OSP
- Walking distance to Bush Hill Park Station



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



**\*\*SOLD AT FULL ASKING PRICE\*\*SIMILAR PROPERTIES WANTED\*\***

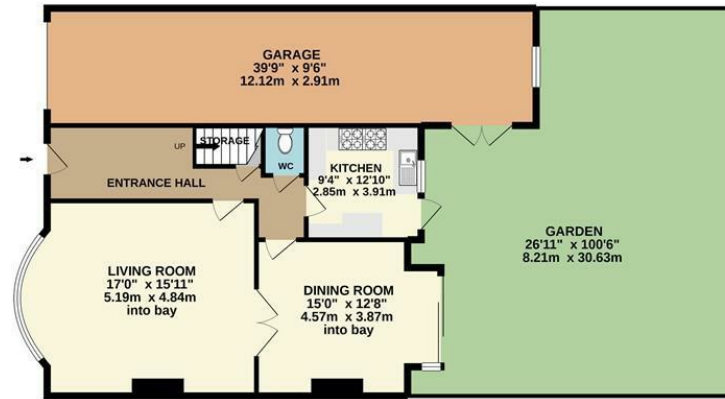
Havilands are delighted to present this 3 bedroom, 2 reception semi-detached property on the ever popular tree-lined Wellington Road.

The ground floor features 2 reception rooms, the first of which is bay fronted with a feature fire place. This leads into the dining room, which has sliding patio doors opening onto the mature garden. The property has a fully fitted kitchen with range oven and direct access to the garden. The first floor features three double bedrooms, one of which is currently being used a gym, and family bathroom. The bay fronted master bedroom has fitted wardrobes. Throughout, the property benefits from high ceilings and original features. The property further benefits from a large, mature garden, garage and off street parking.

There is potential to extend - subject to planning consent. Wellington Road benefits from an abundance of local amenities, with access to Bush Hill Park and Enfield Town. It is also well placed for local primary and secondary schools.

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GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



WELLINGTON ROAD EN1 2PW  
TOTAL FLOOR AREA : 1815sq.ft. (168.6 sq.m.) approx.  
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come by and meet the team  
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