



Wellington Road, Enfield

£1,750,000

Havilands

the advantage of experience



- Six Bedroom Detached House
- Four Reception Rooms
- Two En-Suite Bathrooms
- Utility Room & Study
- Off-Street Parking for Multiple Vehicles
- Garage
- Walking Distance to Bush Hill Park Overground Station
- Ease of Access to A10 & A406
- Within the Catchment Area of Raglan Infant & Primary Schools
- Large Rear Garden

For more images of this property please visit havilands.co.uk



Havilands are pleased to present For Sale, this SIX BEDROOM DETACHED HOUSE on Wellington Road, Bush Hill Park. Offering nearly 5000sqft of internal space, the property boasts four reception rooms, six bedrooms, four bathrooms, as well as a spacious kitchen/diner with utility room and large brick build conservatory to the rear of the property. The house also benefits from off-street parking for a number of vehicles, garage and a substantial rear garden.

Complete with exquisite tiled flooring and solid wood staircase leading to the first floor, the main hallway leads into each reception room, with double doors opening onto the Dining Room. The kitchen is fully fitted, complete with a large range cooker and central island. Leading off of the kitchen is a separate utility room and side access to the garden. The conservatory offers significant amounts of space and overlooks the ample rear garden and patio. The first floor houses five bedrooms including two with en-suite as well as the family bathroom. The top floor includes one further bedroom, a study and is completed by a spacious bathroom.

The property is conveniently located a short walk from Bush Hill Park Overground Station offering direct rail links to Liverpool St. Additionally, there are a number of local shops and amenities including Sainsburys Local nearby. The house also provides ease of access to the A10 with links to both the A406 & M25. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

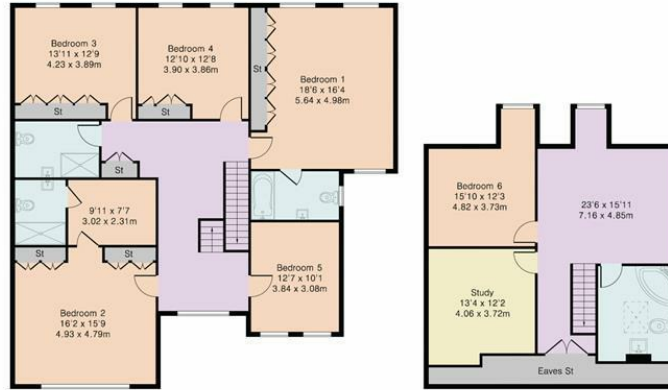
Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 72(C); Potential 78(C)

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Approximate Gross Internal Area 4916 sq ft – 457 sq m
 Ground Floor Area 2629 sq ft – 244 sq m
 First Floor Area 1569 sq ft – 146 sq m
 Top Floor Area 718 sq ft – 67 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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