



Hazelwood Road, Enfield

Offers In Excess Of £550,000

Havilands

the advantage of experience



- Three Bedroom House
- Bush Hill Park
- Garden Extending Over 100ft
- Loft Room
- Off-Street Parking
- Period Features
- Potential to Extend (STPP).
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30 mins)
- Ease of Access to A10 & A406
- Catchment of Raglan Infant & Junior Schools

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



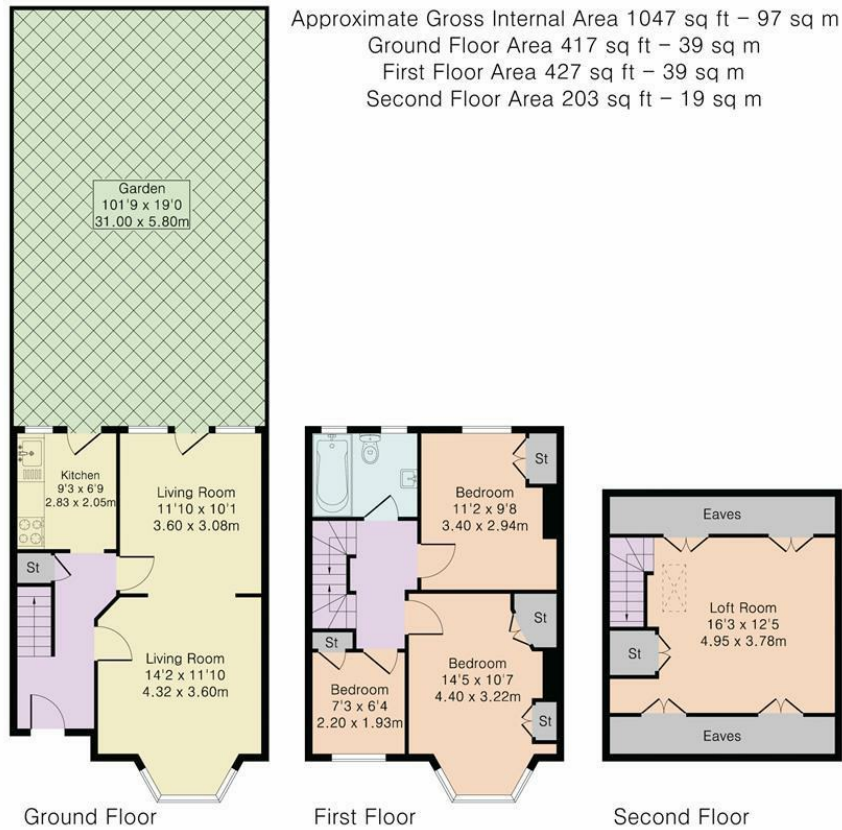
NO STAMP DUTY FOR FIRST TIME BUYERS

Havilands are pleased to offer For Sale this THREE BEDROOM HOUSE located on Hazelwood Road, EN1. Situated on a cul-de-sac in the ever popular Bush Hill Park region of Enfield, this property offers 1047sqft of living space across three floors and is comprised of three bedrooms, loft room, family bathroom, through-lounge and kitchen. The property also benefits from off-street parking and a garden extending to approx 100ft in length. Boasting period features throughout including feature fireplaces in the lounge and bedrooms, the property offers potential to grow with the possibility of extending the property to the rear (STPP). An ideal family home, the property is located within the catchment area of both Raglan Infant and Raglan Junior schools. Additionally the property is ideally located for commuters with Bush Hill Park Overground station a short walk away offering rail links into central London (Liverpool St approx 30 mins) as well as within easy reach of the A10 & A406 offering road links into London and across the region. Nearby are a number of local shops and amenities including Sainsburys Local, with Colosseum Retail Park an approx 5 minute drive away housing a plethora of leisure and retail outlets. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band D (£2065.48 24/25)
EPC Rating: Current 63(D); Potential 88(B)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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