



# Wellington Road, Enfield

£1,250,000

**Havilands**

the advantage of experience





- Six Bedroom Semi-Detached House
- Off-Street Parking
- Bush Hill Park Location
- Downstairs Shower Room
- Balcony Terrace
- Walking Distance to Bush Hill Park Overground Station (Liverpool St. approx 30 mins)
- Close to Local Shops inc. Sainsburys Local
- Within Catchment of Raglan Infant & Junior Schools
- Ease of Access to A10, A406 & M25
- Potential to Extend (STPP).





Havilands are delighted to offer For Sale, this spacious 6 BEDROOM SEMI-DETACHED EDWARDIAN HOUSE on Wellington Road, EN1. Located on a tree-lined avenue in the heart of the ever popular Bush Hill Park, the property offers over 2300sqft of living space across three floors with many original features. It is comprised of:-

Ground Floor: Two Reception Rooms with French doors to patio, Kitchen/Diner, Downstairs Shower Room, Utility Room.

First Floor: Three Bedrooms including Balcony to the Master Bedroom, Family Bathroom with large walk in shower.

Second Floor: Three Bedrooms, Bathroom. The property also benefits from a large drive with off-street parking and an approx 85ft mature rear garden with two seating areas, and with the potential to extend (STPP).

Less than 10 minutes' walk from property is Bush Hill Park Overground Station offering direct rail links into central London (Liverpool St approx 30 mins). Additionally, this ideal family home falls within the catchment area of sought after local schools including Raglan Infant & Raglan Junior Schools as well as good local secondaries. Nearby are a number of local shops/cafe's and amenities including two Sainsburys Local (St. Mark's Road & London Road) with the town centre also within walking distance of the house. The property also affords ease of access to the A10 providing links to both the M25 and A406. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 59(D); Potential 82(B)

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

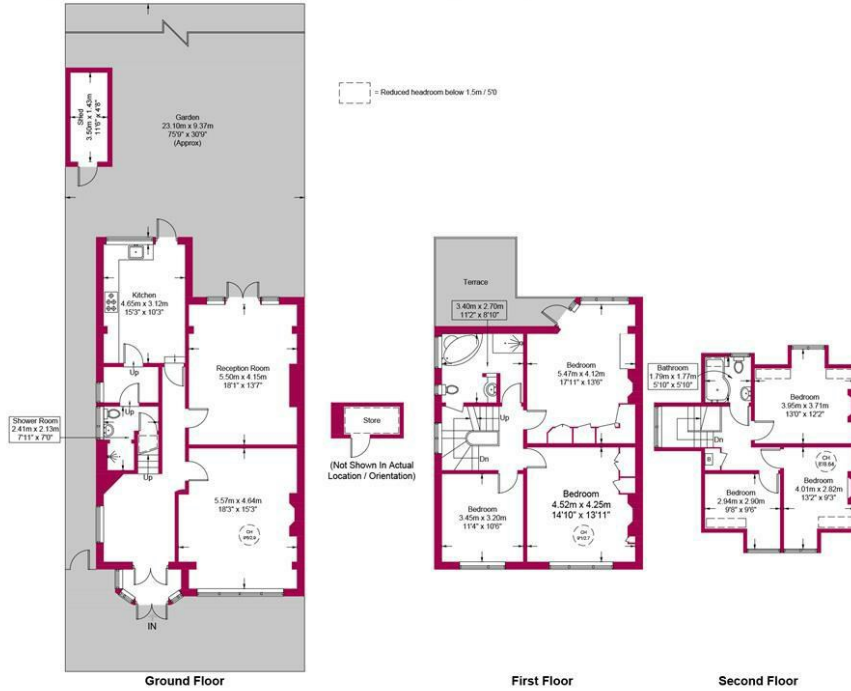
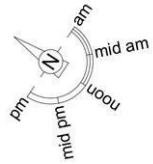
# Wellington Road, EN1

Approximate Gross Internal Area = 2315 sq ft / 215.1 sq m

Restricted Height = 61 sq ft / 5.7 sq m

Shed = 55 sq ft / 5.1 sq m

Store = 26 sq ft / 2.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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