

## Harrow Avenue, Enfield

Offers Over £550,000









- Three Bedroom House
- Chain Free
- Off-Street Parking
- Downstairs Cloakroom
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30 mins)
- Local Shops Nearby inc. Sainsburys & Co-op
- Within Catchment of Raglan Infant & Junior Schools
- Ease of Access to A10, A406 & M25











Havilands are pleased to offer For Sale on a Chain Free basis, this THREE BEDROOM HOUSE on Harrow Avenue, EN1. Located in the popular Bush Hill Park region of Enfield, this ideal family home offers just shy of 1000sqft of living space and is comprised of: two reception rooms, kitchen, downstairs cloakroom, three bedrooms and family bathroom. The property also benefits from off-street parking and low maintenance rear garden.

The property is ideally located for commuters with Bush Hill Park Overground station within walking distance providing direct rail links to central London (Liverpool St. approx 30 mins) as well as within easy reach of the A10 offering road links into London in addition to both the A406 & M25. Also within walking distance are a number of local shops and amenities including Sainsburys Local & Co-op with Colosseum Retail Park an approx 5 minute drive from the property offering a large variety of retail outlets. The house is also ideally positioned, falling within the catchment areas of both Raglan Infant & Junior schools as well as Enfield Grammar & Enfield County Schools. Viewing is highly recommended.

Property Information:

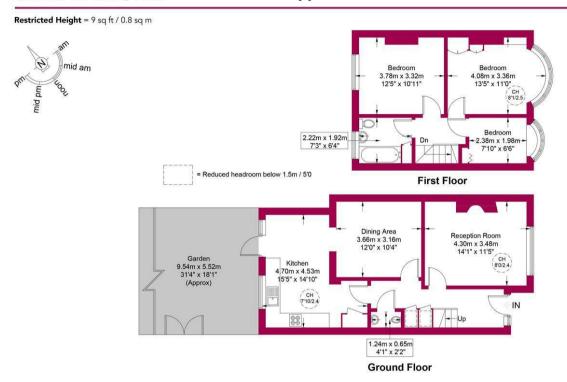
Tenure: Freehold

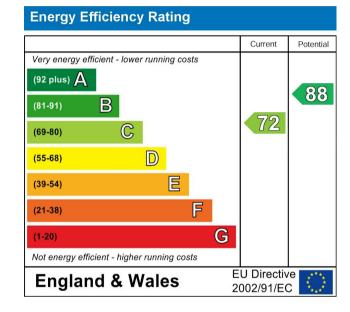
Local Authority: Enfield Borough
Council Tax: Band D (£2065.48 24/25)
EPC Rating: Current 72(C); Potential 88(B)



## Harrow Avenue, EN1

## Approximate Gross Internal Area = 993 sq ft / 92.3 sq m







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.





havilands | 020 8886 6262 come by and meet the team 30 The Green, Winchmore Hill, London, N21 1AY

