



Harrow Avenue, Enfield

Offers Over £550,000

Havilands

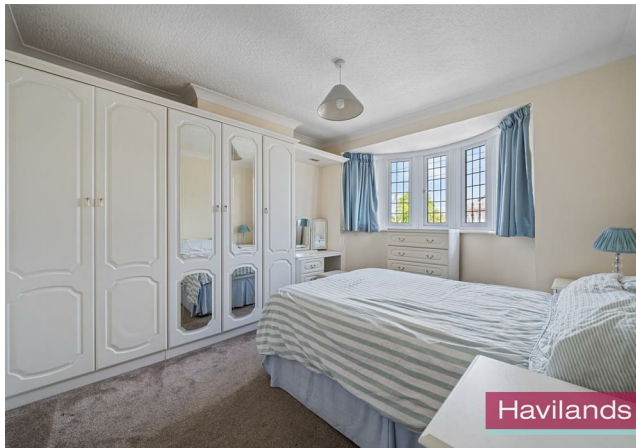
the advantage of experience



- 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



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



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)

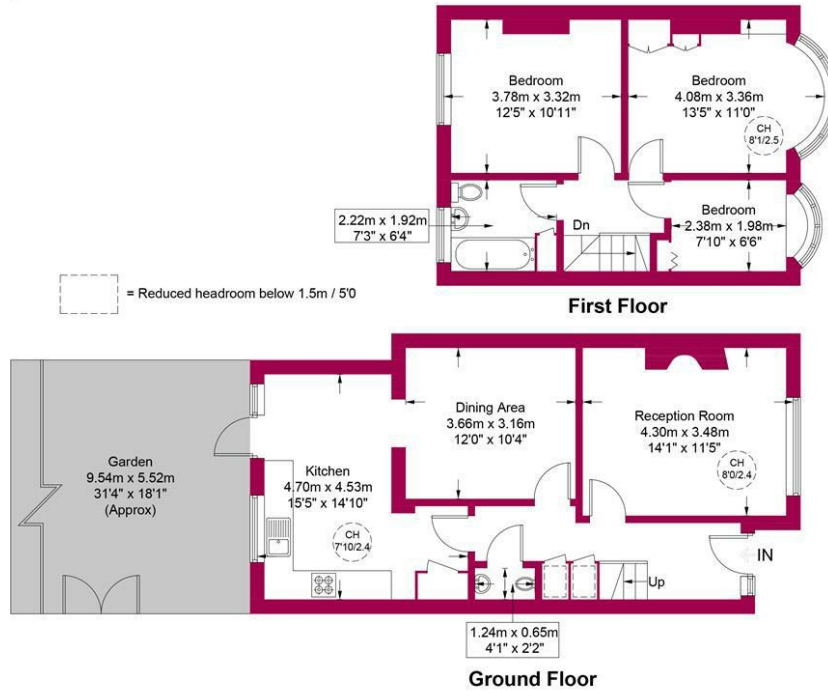
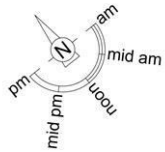
EPC Rating: Current 72(C); Potential 88(B)

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

Harrow Avenue, EN1

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

Restricted Height = 9 sq ft / 0.8 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

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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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come by and meet the team

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