



Bagshot Road, Enfield

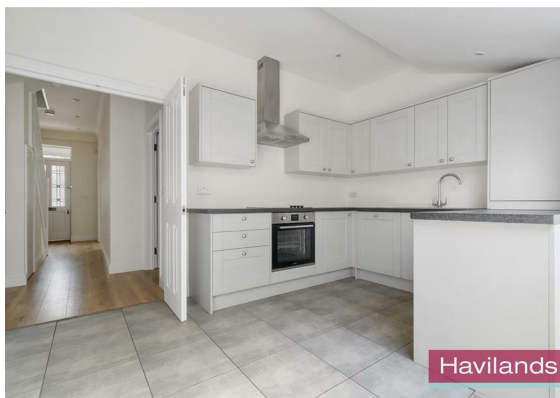
£675,000

Havilands

the advantage of experience



- Four Bedroom, Three Bath Property with Off Street Parking
- Extended and Renovated to a High Standard Throughout
- Bi-Fold Doors Leading to Low Maintenance Garden
- Master Bedroom and En Suite Shower Room
- Walking Distance of Bush Hill Park Station (Liverpool St)
- Close to Raglan Infant and Junior Schools



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



Havilands are delighted to present this 4 bedroom, 3 bath property with off street parking. Fully extended and renovated to a high standard throughout the property is comprised of 1297sq ft set over 3 floors.

The ground floor is comprised of bay window fronted reception room, downstairs shower room, modern kitchen and dining area with bi-fold doors leading out to the low maintenance garden. Up to the first floor there are 3 bedrooms and family bathroom. The second floor boasts the master bedroom and en suite shower room.

Located on a sought after road in Bush Hill Park within walking distance of Bush Hill Park Station (Liverpool St) and close to popular schools including Raglan Infant and Junior Schools.

Viewing highly recommended.

Tenure: Freehold

Council Tax Band: E

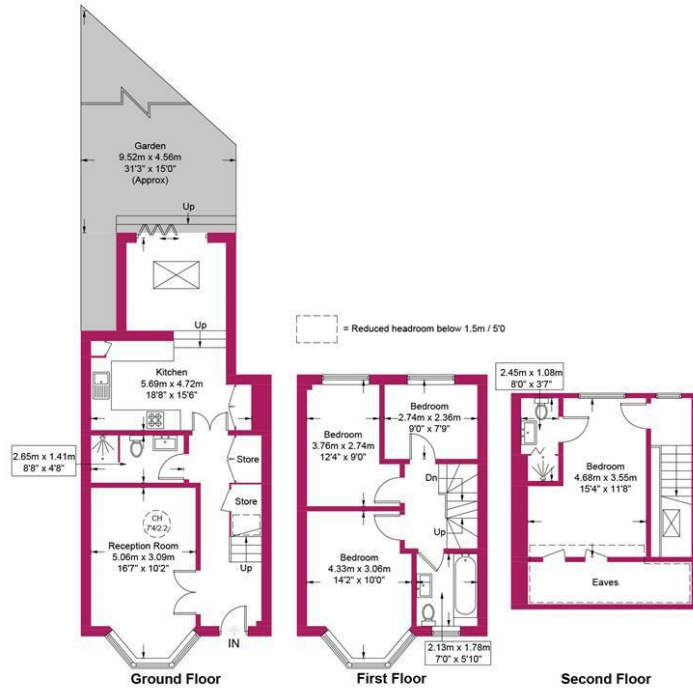
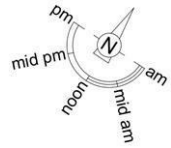
EPC: Currently 78C Potentially 87B

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Bagshot Road, EN1

Approximate Gross Internal Area = 1297 sq ft / 120.5 sq m

Restricted Height = 89 sq ft / 8.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(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	



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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