



# The Brackens, Enfield

£745,000

**Havilands**

the advantage of experience



- Four Bedroom Semi-Detached House
- Chain Free
- Bush Hill Park Location
- Off-Street Parking for Two Vehicles
- Detached Rear Garage
- Walking Distance to Bush Hill Park Overground Station (Liverpool St. approx 30 mins)
- Ease of Access to A10 & A406
- Catchment Area of Raglan Infant & Junior Schools



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM SEMI-DETACHED HOUSE on The Brackens, EN1. Located in the highly desired Bush Hill Park region of Enfield, this property offers in excess of 1800sqft of living space across three floors and is comprised of two reception rooms, kitchen, downstairs cloakroom, three double bedrooms, one single bedroom and family bathroom. The property also benefits from a good size rear garden with mature borders, detached garage to the rear of the house and off-street parking for two vehicles.

In need of modernisation, the property will make an excellent family home and falls within the catchment area of some of Enfield's most sought after schools including Raglan Infant & Raglan Junior schools as well as Edmonton County school. Ideally located for commuters, the property is within walking distance of Bush Hill Park Overground station providing direct rail links into central London (Liverpool St. approx 30 mins), in addition to being within easy reach of the A10 & A406 with road links into London and across the wider Borough. The house is also within easy reach of local shops and amenities with Colosseum Retail Park an approx 5 minute drive from the property. Viewing is recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 56(D); Potential 78(C)

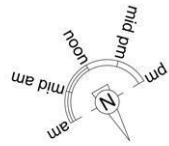
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# The Brackens, EN1

Approximate Gross Internal Area = 1830 sq ft / 170.0 sq m

Restricted Height = 84 sq ft / 7.8 sq m

Garage = 323 sq ft / 30.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

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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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