



# Clydach Road, Enfield

£575,000

Havilands

the advantage of experience





- THREE BDRROOM PLUS LOFT ROOM SEMI DETACHED HOUSE
- CHAIN FREE
- Within Catchment of GEORGE SPICER PRIMARY SCHOOL
- Close to KINGSMEAD, ENFIELD COUNTY AND GRAMMAR SECONDARY SCHOOLS
- Walking Distance to ENFIELD TOWN OVERGROUND STATION (Liverpool St approx 30 mins)
- Ease of Access to A10 & A406
- Walking Distance to Local Shops inc. Tesco Supermarket
- Green Space Nearby inc. Bush Hill Park & Enfield Playing Fields
- Downstairs Shower Room



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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Clydach Road, EN1. Situated on the edge of Enfield Town, this ideal family home offers 1860sqft of living space across three floors and is comprised of: Three bedrooms, family bathroom, lounge, kitchen, dining room and downstairs bathroom, plus loft room. The property also benefits from a good size rear garden with detached outbuilding and rear access. Gas central throughout most of the property. Electric downstairs shower.

The house is ideally located for commuters with ENFIELD TOWN OVERGROUND STATION within walking distance offering direct links to central London (Liverpool St approx 30 mins) as well as ease of access to the A10 providing links to both the A406 & M25. In close proximity to the house are a vast array of shops and amenities along Southbury Road including Tesco supermarket, with additional retail and leisure outlets close by at Colosseum Retail Park on the A10.

The house falls within the catchment area of GEORGE SPICER PRIMARY SCHOOL as well as KINGSMEAD, ENFIELD COUNTRY AND GRAMMAR SECONDARY SCHOOLS. There is also plenty of green space nearby too with Bush Hill Park & Enfield Playing Fields a few minutes walk away. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 65(D); Potential 86(B)

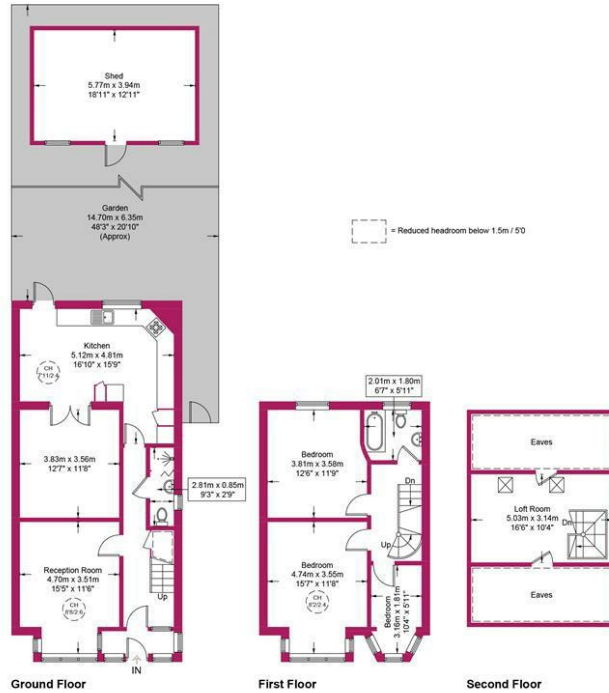
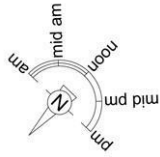
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# Clydach Road, EN1

Approximate Gross Internal Area = 1860 sq ft / 172.8 sq m

Restricted Height = 226 sq ft / 21.0 sq m

Shed = 244 sq ft / 22.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</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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 come by and meet the team  
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