



Drapers Road, Enfield

£1,100,000

Havilands

the advantage of experience



- Walking Distance to Gordon Hill Mainline Station (Moorgate approx 35 mins)
- Potential to Extend (STPP)
- Off-Street Parking
- Downstairs Cloakroom
- Public Transport Stops Nearby
- Walking Distance to Local Shops



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



Havilands are delighted to offer For Sale this finely presented THREE BEDROOM DETACHED EDWARDIAN HOUSE situated on Drapers Road, EN2. Positioned just off of Enfield's prestigious Ridgeway, this fantastic family home offers 1373sqft of living space across two floors and is comprised of: three double bedrooms, family bathroom, spacious through-lounge, utility room, kitchen and downstairs cloakroom. The property also benefits from OFF-STREET PARKING and a detached garage in the rear garden.

The house offers POTENTIAL TO EXTEND (STPP) to the rear and into the loft. The property is well positioned with the property being within walking distance of GORDON HILL MAINLINE STATION (Moorgate approx 35 mins) and is a short drive or bus journey to OAKWOOD UNDERGROUND STATION (Piccadilly Line) and ENFIELD TOWN OVERGROUND STATION (Liverpool St approx 30 mins). The house falls within the catchment area of HIGHLANDS SCHOOL and DAME ALICE OWEN'S SCHOOL (subject to entrance exam), and additionally, the following schools are nearby:

Wren Academy - 0.2 miles (OFSTED Outstanding)

Chase Side Primary School - 0.4 miles (OFSTED Good)

St George's Catholic Primary School - 1.1 miles (OFSTED Good)

Within walking distance of the property are a number of local shops and amenities along Ridgeway, Chase Side & Windmill Hill. Also within easy reach is Enfield town centre.

Viewing is highly recommended.

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 50(E); Potential 84(B)

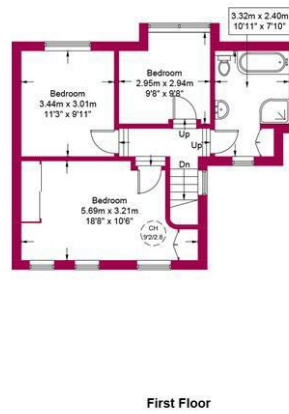
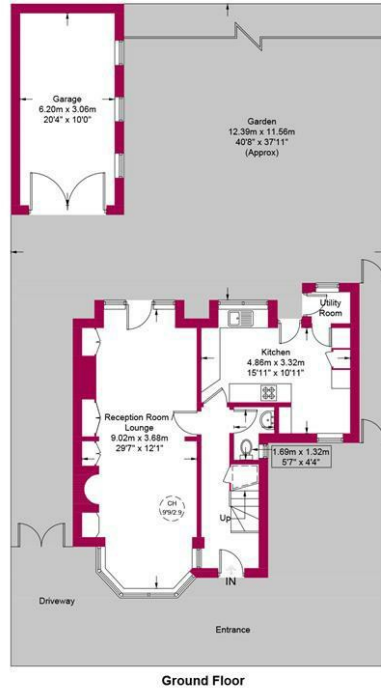
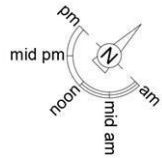
For more images of this property please visit havilands.co.uk

Drapers Road, EN2

Approximate Gross Internal Area = 1373 sq ft / 127.6 sq m

Restricted Height = 6 sq ft / 0.6 sq m

Garage = 208 sq ft / 19.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(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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