



Lowther Drive, Enfield

Guide Price £800,000

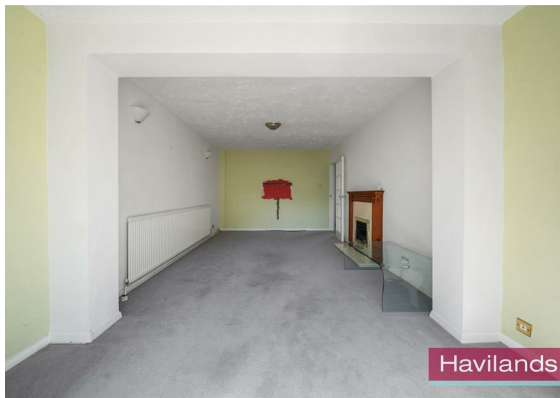
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the advantage of experience



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- *Guide Price: £800,000 - £850,000*
- Walking Distance to Oakwood Underground Station (Piccadilly)
- Chain Free
- Catchment of Eversley, Merryhills & Grange Park Primary Schools
- Off-Street Parking
- Garage
- Catchment of Highlands School
- Downstairs Cloakroom
- Potential to Extend (STPP)



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



****Guide Price: £800,000 - £850,000****

Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM DETACHED HOUSE on Lowther Drive, EN2. Located in the highly desirable OAKWOOD region of Enfield, this house will make an ideal family home and is comprised of two reception rooms, kitchen, study, downstairs cloakroom, three bedrooms, family bathroom and separate WC. The property also benefits from a garage to the side of the property and off-street parking.

Offering potential to extend (STPP), the property is within walking distance of OAKWOOD UNDERGROUND STATION (Piccadilly) offering direct rail links into central London. Additionally the house falls within the catchment area of some of Enfield's most sought after schools including MERRYHILLS, EVERSLEY and GRANGE PARK PRIMARY SCHOOLS as well as HIGHLANDS SCHOOL. Within easy reach of the property are a number of local shops and amenities within Highlands Village including Sainsburys supermarket, with additional shops along Bramley Road. Viewing is highly recommended - to arrange a viewing, please do not hesitate to get in touch with one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

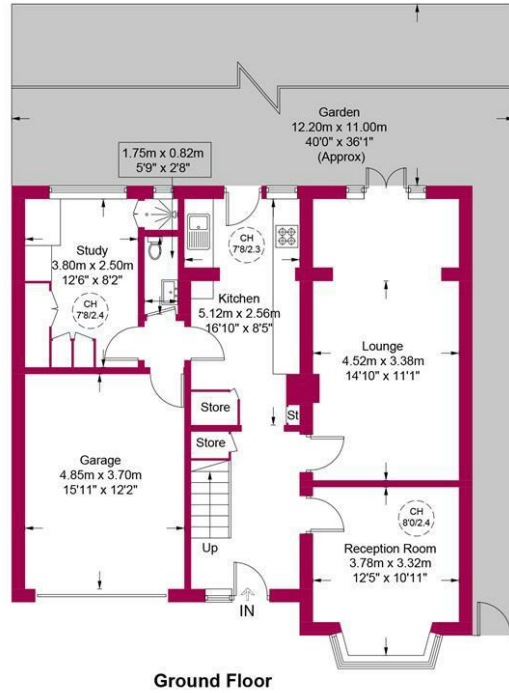
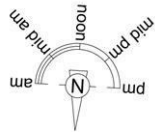
Council Tax: Band F (£3442.47 24/25)

EPC Rating: Current 59(D); Potential 80(C)

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

Lowther Drive, EN2

Approximate Gross Internal Area = 1479 sq ft / 137.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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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 come by and meet the team
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