



# London Road, Enfield

£800,000

Havilands

the advantage of experience





- Chain Free
- Off-Street Parking
- Walking Distance to Enfield Town Overground Station (Liverpool St. approx 30 mins)
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Grange Park Primary School
- Potential to Extend (STPP)
- Garage
- Downstairs Cloakroom



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM SEMI-DETACHED HOUSE on London Road, EN2. Located on border of Enfield town centre and Bush Hill Park, this well proportioned property is split across three floors and is comprised of four bedrooms, family bathroom, two reception rooms, kitchen and downstairs cloakroom. The house also benefits from a garage and driveway for 2 vehicles and offers potential to extend (STPP).

In need of refurbishment throughout, the property is ideally located for commuters with ENFIELD TOWN OVERGROUND station & ENFIELD CHASE MAINLINE station both within walking distance offering direct rail links into central London (Liv. St & Moorgate approx 30 mins respectively). The property falls within the catchment area of GRANGE PARK PRIMARY SCHOOL as well as Enfield Grammar & Enfield County schools. Additionally independent schools including Grange Park Prep are also nearby. There are a number of local shops and amenities within walking distance of the house including Sainsburys Local along London Road with Tesco supermarket also nearby in addition to a plethora of bars, cafe's and restaurants in Enfield town centre. Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: TBC

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

# London Road, EN2

Approximate Gross Internal Area = 2495 sq ft / 228.6 sq m

Restricted Height = 444 sq ft / 41.3 sq m

Garage = 114 sq ft / 10.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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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