



# Second Avenue, Bush Hill

Guide Price £795,000

**Havilands**

the advantage of experience



- Chain Free, Double Fronted, Four Bedroom Semi-Detached Property
- Fully Refurbished to a High Standard
- En-Suite to Master Bedroom
- Fully Integrated Kitchen Diner
- Downstairs WC
- Off Street Parking for Several Cars
- Bush Hill Park Station (Liverpool St Approx. 30 Mins) is just 0.2 Miles Away
- In Catchment for George Spicer Primary School and Kingsmead Secondary School



Guid price £775,000 - £795,000

Havilands are delighted to present for sale this CHAIN FREE, DOUBLE FRONTED, FOUR BEDROOM SEMI-DETACHED PROPERTY on Second Avenue EN1. Fully refurbished to a high standard throughout and boasting off street parking for several cars this property would make an ideal family home.

Ground floor is comprised of 3 reception rooms, one of which would make an ideal home office, open plan kitchen/diner with bi fold doors out to the garden, plus downstairs w/c. Up on the first floor there are 4 bedrooms, with en-suite shower room to the master bedroom and family bathroom. Outside the low maintenance garden extends to 42 ft.

Located on a pleasant turning just 0.2 miles from Bush Hill Park station (Liverpool St approx. 30 mins). The property is in catchment for sought after schools including George Spicer Primary School and Kingsmead Secondary School. Viewings highly recommended.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	

havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

