



# Bagshot Road, Bush Hill Park

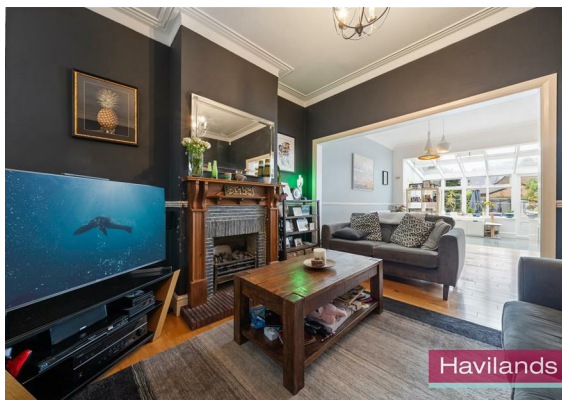
£675,000

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- Beautifully Presented, Four Bedroom, Two Bath Terraced Property
- In Catchment for Several OUTSTANDING Schools Including Raglan Infant School and Galliard Primary School
- Bush Hill Park Station (Liverpool St) is just 0.3 Miles Away
- Mature Garden with Decking Area
- Open Plan Living, Modern Kitchen and Diner
- En-Suite Shower Room to Master Bedroom
- Original Sash Windows to the Front with Secondary Glazing Panels Fitted

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



Havilands are pleased to present for sale this beautifully presented FOUR BEDROOM, TWO BATH, TERRACED PROPERTY on Bagshot Road, EN1. Brimming with period features this great family home is comprised of 1,238 sq ft set across three floors. The ground floor is comprised of an open plan living, modern kitchen and diner. Up on the first floor there are three bedrooms and a family bathroom. The fourth bedroom and shower room second floor can be found on the second floor. Bright and airy throughout this property has been tastefully decorated by the current owners. Original sash windows to the front with secondary glazing panels fitted. Double glazed to the rear of the property. Outside the well kept garden features mature shrubs and a decking area.

Ideally located in catchment for several OUTSTANDING schools including Raglan Infant School and Galliard Primary School.

This sought after road in Bush Hill Park is also in excellent position for transport links with Bush Hill Park Station (Liverpool St) just 0.3 miles away.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

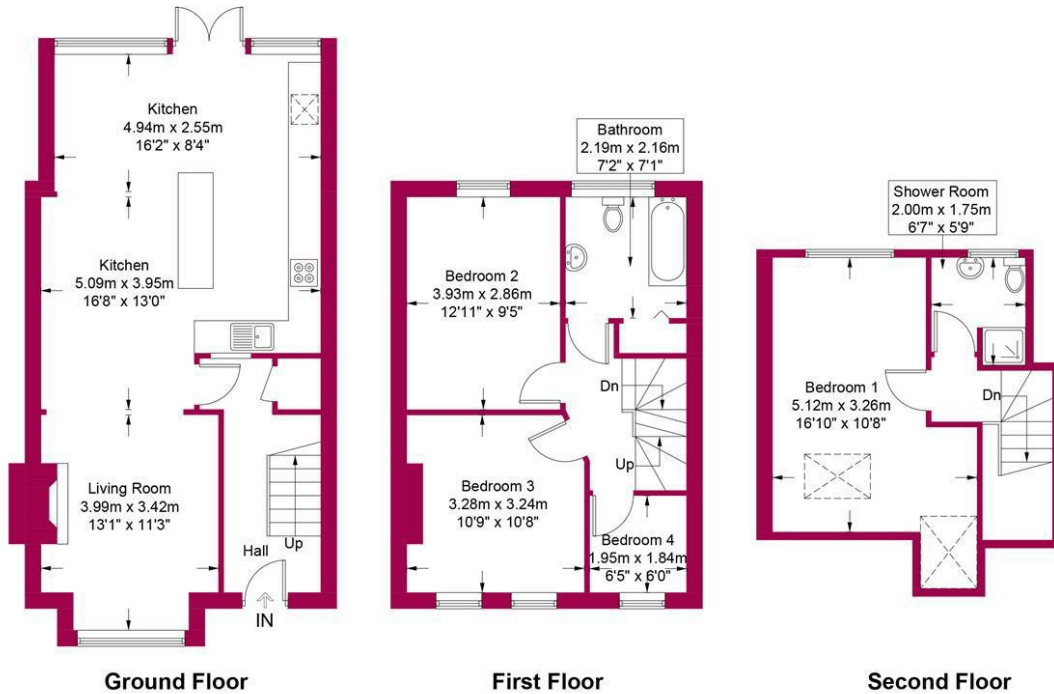
Council Tax Band: D (2023/24 £2,065.48)

EPC Rating: Currently 57D Potentially 75C

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Bagshot Road, EN1

Approximate Gross Internal Area = 1238 sq ft / 115.0 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>75</b>
(55-68) <b>D</b>	<b>57</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	

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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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