



# Dryden Road, Enfield

Guide Price £1,150,000

**Havilands**

the advantage of experience





- Attractive, Five Bedroom, Two Bath Semi-Detached Period Property
- 2,306 sq ft Living Space Across Three Floors
- Gated Off Street Parking and Detached Garage
- Moments from Bush Hill Park Station (Liverpool St Approx. 30 Mins)
- In Catchment for Outstanding Primary Schools including Raglan Infant School and Galliard Primary
- Original Windows and Doors, Stained Glass, Picture Rails, Cornicing and Feature Fireplaces
- Three Reception Rooms, Kitchen and Utility
- Plumbing for Downstairs W/C
- Fireplaces to Four of the Bedrooms
- Mature Garden and Outside W/C



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





\*Guide Price: £1,150,000 - £1,250,000\*

Havilands are delighted to offer for sale this ATTRACTIVE, FIVE BEDROOM, TWO BATH, SEMI-DETACHED, PERIOD PROPERTY on sought after Dryden Road, Bush Hill Park. Brimming with period charm and offering 2,306 sq ft of living space across three floors this property will make a fantastic family home. With gated off street parking, a detached garage and porch front, the ground floor is comprised of three reception rooms, kitchen, utility, ample storage and plumbing for downstairs w/c off the hallway. Up on the first floor there are three bedrooms, two of which boast fireplaces and family bathroom with shower and separate bath. On the second floor there are two more bedrooms both with fireplaces and shower room. Bright and spacious throughout with an abundance of period features including original windows and doors, stained glass, picture rails, cornicing and feature fireplaces. Outside the mature, well kept garden extends to 56ft and features an outside w/c.

Located on a sought after turning, between the ever popular Queen Anne's Place and Wellington Road, the property is a stone's throw from Bush Hill Park Station (Liverpool St approx. 30 mins) The property is also in catchment for OUTSTANDING primary schools including Raglan Infant School and Galliard Primary plus several secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2024/25 £3,442.47)

EPC Rating: Currently 48E Potentially 80C

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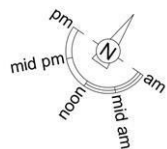
## Dryden Road, EN1

Approximate Gross Internal Area = 2337 sq ft / 217.1 sq m

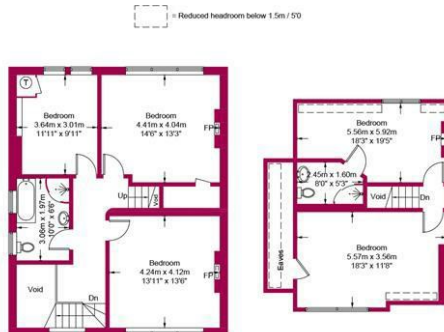
Restricted Height = 71 sq ft / 6.6 sq m

External W/C = 15 sq ft / 1.4 sq m

Garage = 227 sq ft / 21.1 sq m



Ground Floor



First Floor

Second Floor

## 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>		
(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	

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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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Measurer**

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come by and meet the team

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