



Alberta Road, Enfield

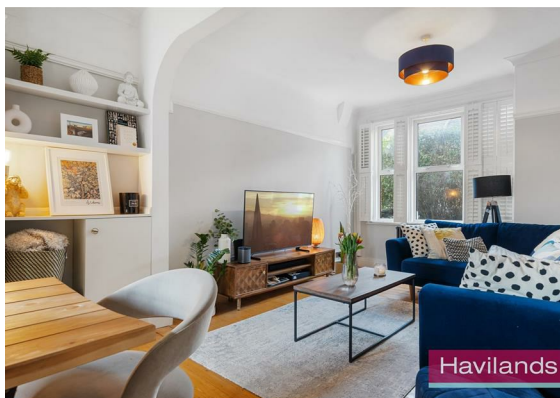
£500,000

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the advantage of experience



- Three Bedroom House
- Period Property
- Chain Free
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30 mins)
- Within Catchment of Raglan Infant & Junior Schools
- Cul-de-Sac Location
- Potential to Extend (STPP)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby inc. Sainsburys Local & Co-op



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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM, TERRACED PROPERTY on Alberta Road, EN1. Beautifully presented throughout and offering a wealth of period features this property is comprised of open plan reception/dining room, kitchen, high spec family bathroom and ample storage. Up on the first floor there are three good sized bedrooms, with built-in wardrobes to two of the bedrooms. Outside the garden extends to 24ft.

Conveniently located for transport links with Bush Hill Park Station (Liverpool St approx. 30 mins) just 0.3 miles away and ease of access to A10, Great Cambridge Road. Plus the property is within easy reach of Enfield retail parks, town centre shopping and amenities.

Ideal for families as the property is in catchment of OUTSTANDING schools including Galliard Primary and Raglan Junior and Infant school.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

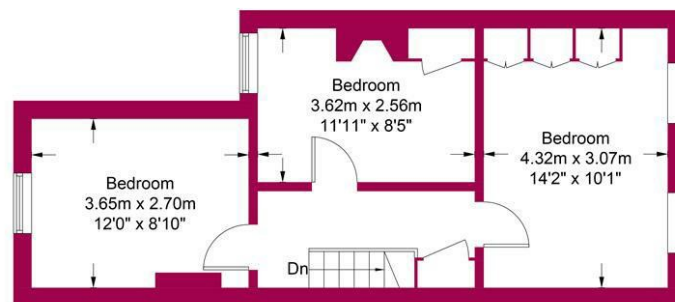
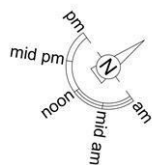
Council Tax Band: D (2024/25 £2,065.48)

EPC Rating: Current 68(D); Potential 84(B)

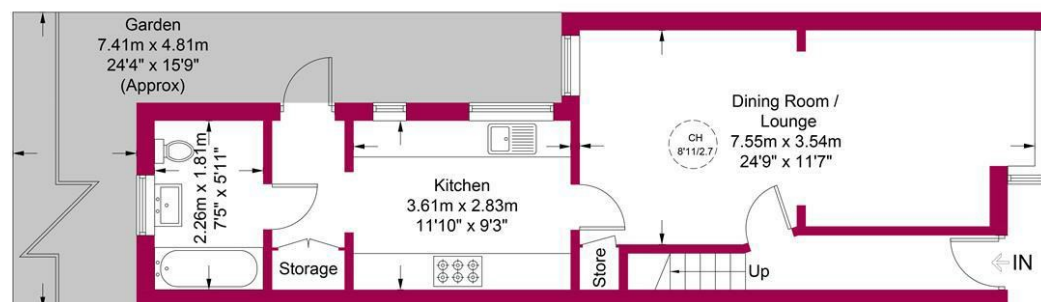
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Alberta Road, EN1

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



**Certified
Property
Measurer**

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come by and meet the team

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