



# Cecil Road, Enfield

Offers Over £850,000

**Havilands**

the advantage of experience





- Three Bedroom Semi-Detached House
- Chain Free
- Off-Street Parking
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 35 mins)
- Walking Distance to Enfield Town Overground Station (Liverpool St. approx 35 mins)
- Within Catchment of St. George's RC & St. Andrew's CofE Primary Schools
- Within Catchment of Enfield County & Enfield Grammar Schools
- Ease of Access to A10 & A406
- Fully Refurbished Throughout
- Moments from Enfield Town Park, Library and Shopping Centre



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE located on Cecil Road, EN2. Fully refurbished throughout, this ideal family home offers 1,189sqft of living space and is comprised of: three bedrooms, family bathroom, lounge, spacious kitchen/diner and downstairs WC. The property also benefits from off-street parking, balcony and west facing rear garden extending over 70ft.

Ideally positioned, the house is located within walking distance of both Enfield Chase Mainline and Enfield Town Overground Stations offering direct rail links into central London (Moorgate & Liverpool St both 35 mins). Additionally the property offers ease of access to the A10, offering excellent road links into London and across the wider Borough. The house falls within the catchment area of sought after local schools including St. George's RC & St. Andrew's CofE Primary Schools as well as Enfield County & Enfield Grammar Schools. The property is a stone's throw to Enfield Town Park, library and amenities of Enfield Town Centre including Waitrose and Lidl supermarkets. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

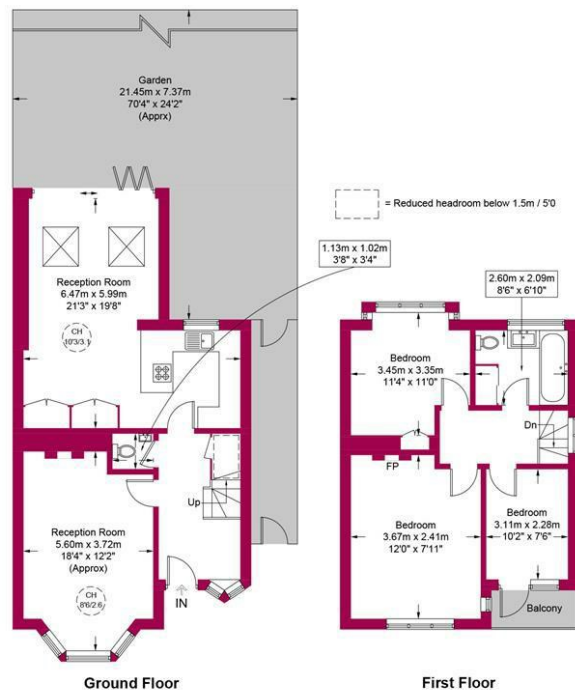
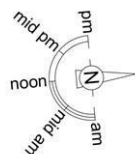
EPC Rating: Current 60(D); Potential 79(C)

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

## Cecil Road, EN2

Approximate Gross Internal Area = 1189 sq ft / 110.5 sq m

Restricted Height = 11 sq ft / 1 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>		
(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.



Certified  
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Measurer

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come by and meet the team

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