



Queen Annes Grove, Enfield

£1,250,000

Havilands

the advantage of experience



- Stunning Five Bedroom House
- Refurbished Throughout
- Gated Driveway - Off-Street Parking for 2 Vehicles
- South Facing Rear Garden
- Three Bathrooms & Utility Room
- Summer-House with Power, Lighting & Plumbing
- Within Catchment of Raglan Infant & Junior Schools (OFSTED Outstanding)
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby



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



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Havilands are delighted to present for sale this STUNNING FIVE BEDROOM SEMI DETACHED PROPERTY on Queen Annes Grove, EN1. Offering 2,434 sqft of living space across three floors, the property has been beautifully refurbished throughout and is comprised of: gated driveway with off street parking for two vehicles, four double bedrooms, a single bedroom (currently a study), two bathrooms, a ground floor shower room, utility room, two reception rooms and an impressive kitchen/diner. The house also boasts off-street parking, a south facing rear garden and a spacious summer-house complete with power, lighting and plumbing. Currently used as a gym and salon, however it was used as a sauna and has the potential to be converted back.

Offering a delightful mix of period features and modern decor, the property is located in the highly desired Bush Hill Park and falls within the catchment area of some of Enfield's most sought after schools including Raglan Infant & Junior Schools. Within walking distance of the house is Bush Hill Park Overground Station (Liverpool St. approx 30 mins) affording direct rail access to the City. Additionally, the property is within easy reach of the A10, providing direct routes into London, the A406 and the wider Borough.

In close proximity to the house are a number of local shops and amenities along Bush Hill Parade. Additionally, the property is a short drive to Colosseum Retail Park offering a wide range of shopping facilities. 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)

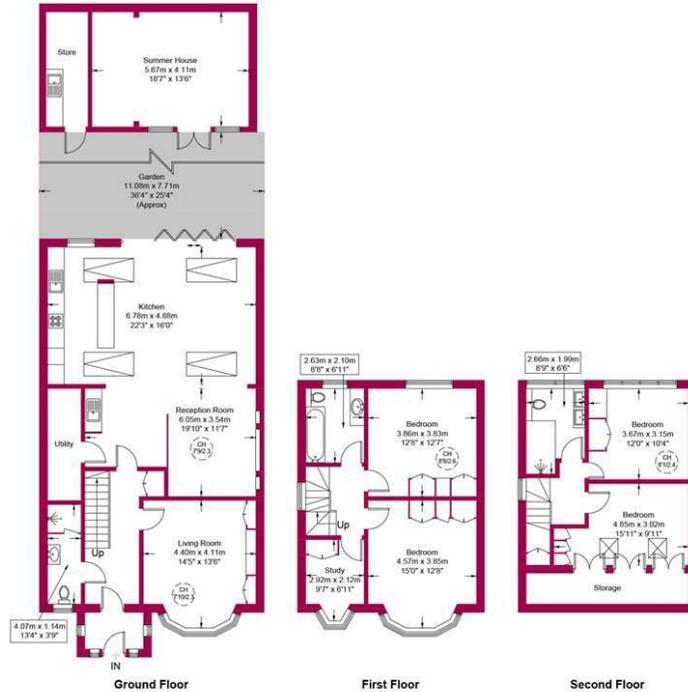
EPC Rating: Current 74(C); Potential 84(B)

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

Queen Annes Grove, EN1

Approximate Gross Internal Area = 2434 sq ft / 226.1 sq m

Restricted Height = 322 sq ft / 29.9 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (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 | |



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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