



# Sterling Road, Enfield

£550,000

Havilands

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- Three Bedroom End Terrace House
- En-Suite to Master Bedroom
- Period Features
- Low Maintenance, South Facing Rear Garden
- Walking Distance to Gordon Hill Mainline Station (Moorgate approx 35 mins)
- Within Catchment of St. Michael's CofE & Lavender Primary Schools
- Within Catchment of Enfield County, Enfield Grammar & Chace Community Schools
- Local Shops & Amenities Nearby inc. Sainsburys Local
- Hilly Fields & Forty Hall Nearby



Havilands are delighted to offer For Sale, this THREE BEDROOM END TERRACE HOUSE located on Sterling Road, EN2. A great starter home, this well presented property offers 975sqft of living space across three floors and is comprised of: three bedrooms including en-suite to the master bedroom, through-lounge, spacious kitchen and downstairs bathroom. The house also benefits from a low maintenance, south facing rear garden and showcases period features including feature fireplaces.

The property is conveniently located for commuters with Gordon Hill Mainline Station within walking distance, as is Enfield Town Overground Station, offering direct rail links into central London (Moorgate approx 35 mins, Liverpool St approx 30 mins respectively) with connections to Underground & Thameslink services. The house is also ideally located for families with the property falling within catchment of both St. Michael's CofE & Lavender Primary Schools as well as Enfield County & Grammar Schools and Chace Community School.

Nearby are a number of local shops and amenities including Sainsburys Local as well as independent local businesses including Zippola cafe & Holtwhites Bakery. Enfield Town Centre is also within walking distance offering a vast array of shopping facilities as well as a range of cafes, bars and restaurants. A short walk from the house is Hilly Fields offering plenty of green space with the ever popular Forty Hall Estate also close by. Viewing is highly recommended - to arrange yours, please get in touch!

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 24/25)

EPC Rating: Current 64(D); Potential 83(B)

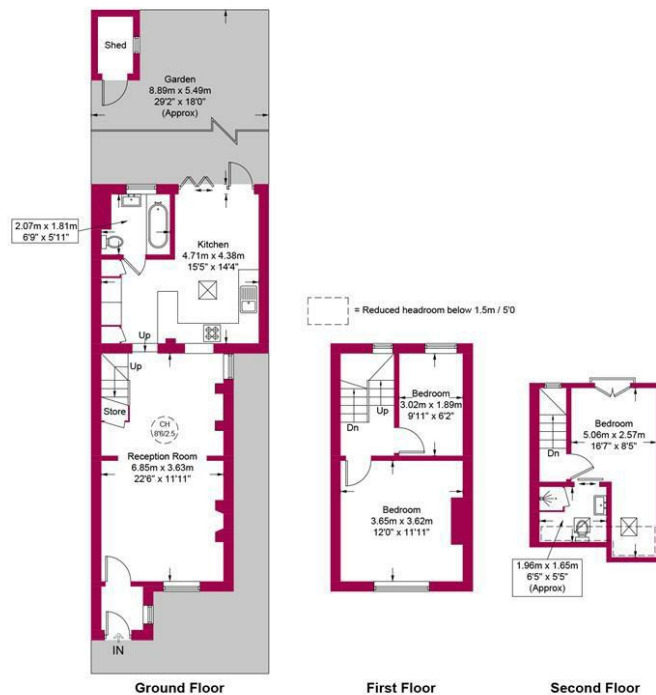
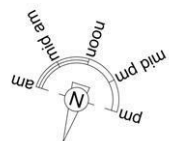
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



## Sterling Road, EN2

Approximate Gross Internal Area = 975 sq ft / 90.6 sq m

Restricted Height = 24 sq ft / 2.2 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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come by and meet the team

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