



# The Orchard, N21

£975,000

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- Three Bedroom Bungalow
- Chain Free
- Approx 100ft Rear Garden (West Facing)
- Double Garage
- Potential to Extend (STPP)
- Within Walking Distance of Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Walking Distance of Bush Hill Park Overground Station (Liverpool St approx 30 mins)
- Within Catchment of Grange Park Primary & Raglan Junior Schools
- Within Catchment of Enfield Grammar, Enfield County & Edmonton County Schools
- Ease of Access to A10 & A406



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Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM BUNGALOW located on The Orchard, N21. Offering over 2000sqft of living space, the property is comprised of: three double bedrooms, family bathroom, separate WC, lounge, kitchen/diner and laundry room. Additional benefits include an approx 100ft west-facing rear garden and double garage.

The property is equidistant to both Grange Park and Bush Hill Park stations, offering direct links into central London (Moorgate approx 30 mins & Liverpool St approx 30 mins respectively) with connections to Overground, Underground & Thameslink services. The property also falls within the catchment area of sought after schools including both Grange Park Primary & Raglan Junior Schools as well as Enfield County, Enfield Grammar and Edmonton County schools. The property also provides ease of access to the A10 & A406 offering road links across the wider Borough and into London. Additionally the property is within easy reach of local shops and amenities along Avenue & Bush Hill Parades. Viewing is highly recommended to appreciate the full potential this property has to offer. To arrange a viewing, please get in touch.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 47(E); Potential 76(C)

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



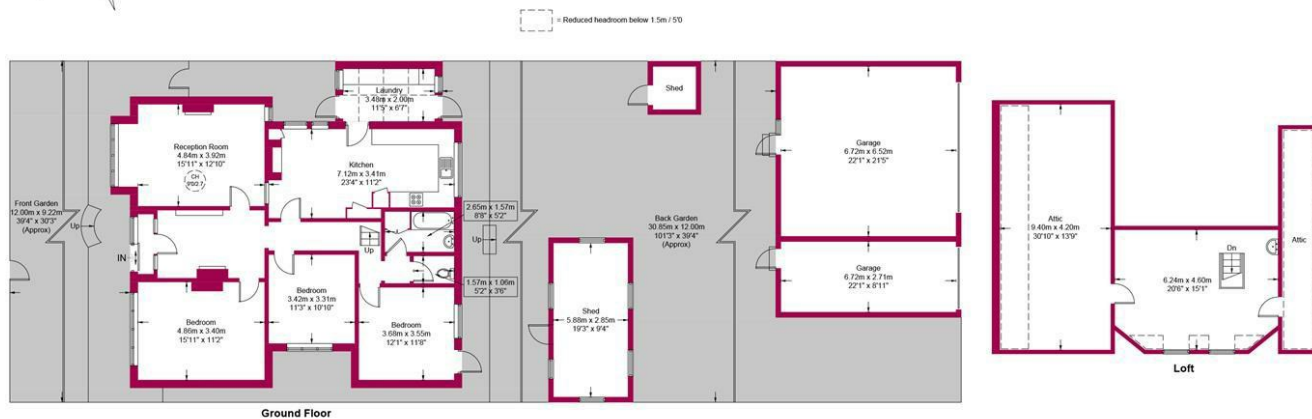
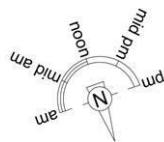
## The Orchard, N21

Approximate Gross Internal Area = 3103 sq ft / 288.3 sq m

Restricted Height = 245 sq ft / 22.8 sq m

Sheds = 210 sq ft / 19.5 sq m

Garages = 678 sq ft / 63.0 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.



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Measurer**

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come by and meet the team

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