



Village Road, Enfield

£1,700 Per Month

Havilands

the advantage of experience



- Two Bedroom Maisonette
- Period Conversion
- Off-Street Parking for One Vehicle
- Unfurnished
- Available end of May
- Bush Hill Park Location
- Catchment of Raglan Infant & Primary Schools (OUTSTANDING)
- Walking distance to Bush Hill Park Overground Station
- Ease of Access to A10 & A406



Havilands are pleased to offer this TWO BEDROOM MAISONETTE WITH PARKING on Village Road, Enfield. Located on the border of Bush Hill Park and Winchmore Hill, this period conversion is located on the first floor and is comprised of two bedrooms, bathroom, kitchen and spacious lounge/diner. The property offers a good mix of modern fixtures and fittings combined with original features including fireplaces in both the lounge and bedroom. In addition, the property now benefits from a new Vaillant boiler, thermostat and new radiators throughout the property.

The property comes Unfurnished, and is available from End of May.

Nearby are a number of local shops and amenities and the property is well located for access to the A10 & A406, with public transport routes running into Enfield and Winchmore Hill. The property also falls within the catchment area for both Raglan Infant & Raglan Junior schools (OUTSTANDING) as well as Winchmore School. In addition, the property is within walking distance to Bush Hill Park Overground station providing rail links to Liverpool St (approx 30 mins). To arrange a viewing, please do not hesitate to get in touch

Council Tax: Band C (2024/25 £1,835.98)

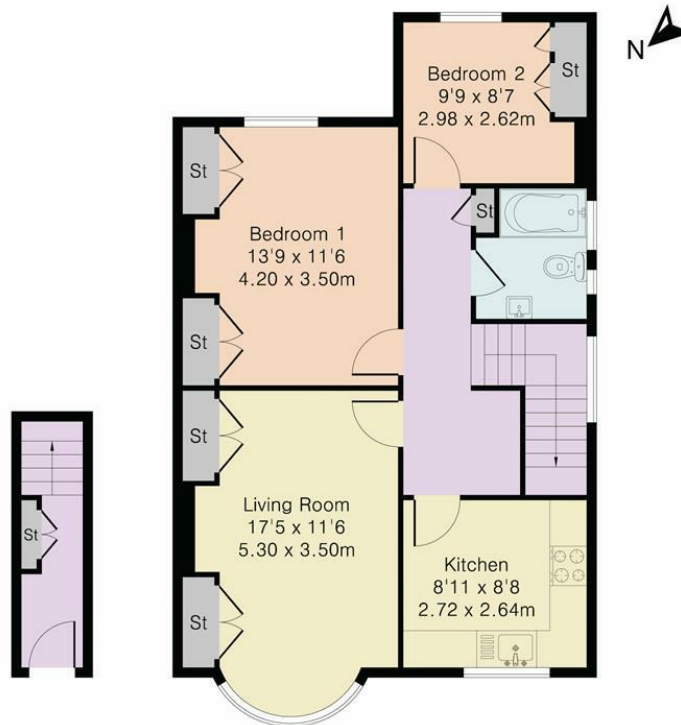
EPC: Current 70(C); Potential 78(C)

Unfurnished

Available end of May

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

Approximate Gross Internal Area 689 sq ft – 64 sq m



Ground Floor First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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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