



# Jaycroft, Enfield

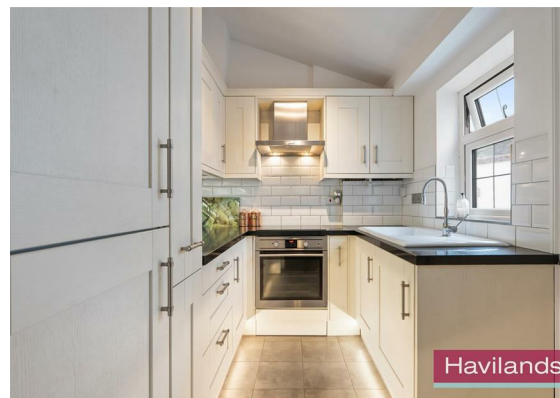
£550,000

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- Charming, Two Bedroom, End of Terrace Cottage with Courtyard Garden
- Quiet Cul-De-Sac Location
- Double Garage
- Easy Access to Gordon Hill Station (Moorgate approx. 35 Mins)
- Convenient for Access to M25
- In Catchment for Several Sought After Schools including One Degree Academy (Ofsted Outstanding) and Wren Academy





Havilands are pleased to present this TWO BEDROOM, END OF TERRACE COTTAGE on Jaycroft, EN2. Offering 991sq ft of living space, this charming cottage is comprised of porch entrance, reception room, dining room and kitchen on the ground floor and two bedrooms and shower room on the first floor. Outside there is a courtyard garden and the property benefits from a double garage to the rear.

Conveniently located off The Ridgeway and within easy reach of Gordon Hill Station (Moorgate approx. 35 mins) and access to M25. Plus the property is within easy reach of Enfield Town Centre shopping, amenities and green spaces. The property is also in catchment for several sought after schools including One Degree Academy (Ofsted Outstanding) and Wren Academy. Viewing highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

EPC: Current 55(D); Potential 84(B)

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

## Jaycroft, EN2

Approximate Gross Internal Area = 1019 sq ft / 94.7 sq m

Double Garage = 260 sq ft / 24.2 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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