



# Gladbeck Way, Enfield

£2,750 Per Calendar Month

**Havilands**

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- Three Bedroom, Two Bath, Detached Property To Let
- Off Street Parking
- 112ft Garden
- Within Easy Reach of Enfield Chase Station (Moorgate approx. 30 mins) with Enfield Town (Liverpool Street approx. 35 mins) and Oakwood Underground (Piccadilly Line)
- Close to Local Shops along Windmill Hill including Little Waitrose, Enfield Golf Club and Cheyne Walk Open Space
- In Catchment for Grange Park Primary, Highlands Secondary (Ofsted Outstanding) and Wren Academy.



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



Havilands are pleased to present this THREE BEDROOM, TWO BATH, DETACHED PROPERTY TO LET on Gladbeck Way, EN2. Offering 1,026 sq ft of space, off street parking and a generous garden the property is comprised of kitchen, reception room and downstairs shower room on the ground floor and three bedrooms and family bathroom on the first floor. Outside the well kept garden extends to 112ft.

Ideally located for transport links with Enfield Chase Station (Moorgate approx. 30 mins) with Enfield Town (Liverpool Street approx. 35 mins) and Oakwood Underground (Piccadilly Line) all within easy reach. The property is also convenient for local shops and amenities along Windmill Hill including Little Waitrose and Judges Restaurant, plus Enfield Golf Club and Cheyne Walk Open Space are just a stone's throw away.

Enfield town Shopping Centre, amenities, library and green spaces are also a short walk away.

The property also benefits from being in catchment for several sought after schools including Grange Park Primary and Highlands Secondary (Ofsted Outstanding) and Wren Academy. Viewing highly recommended.

Available: TBC

Local Authority: Enfield

Council Tax Band: E (2025/26 £2,644.91)

EPC: Currently 77C Potentially 90B

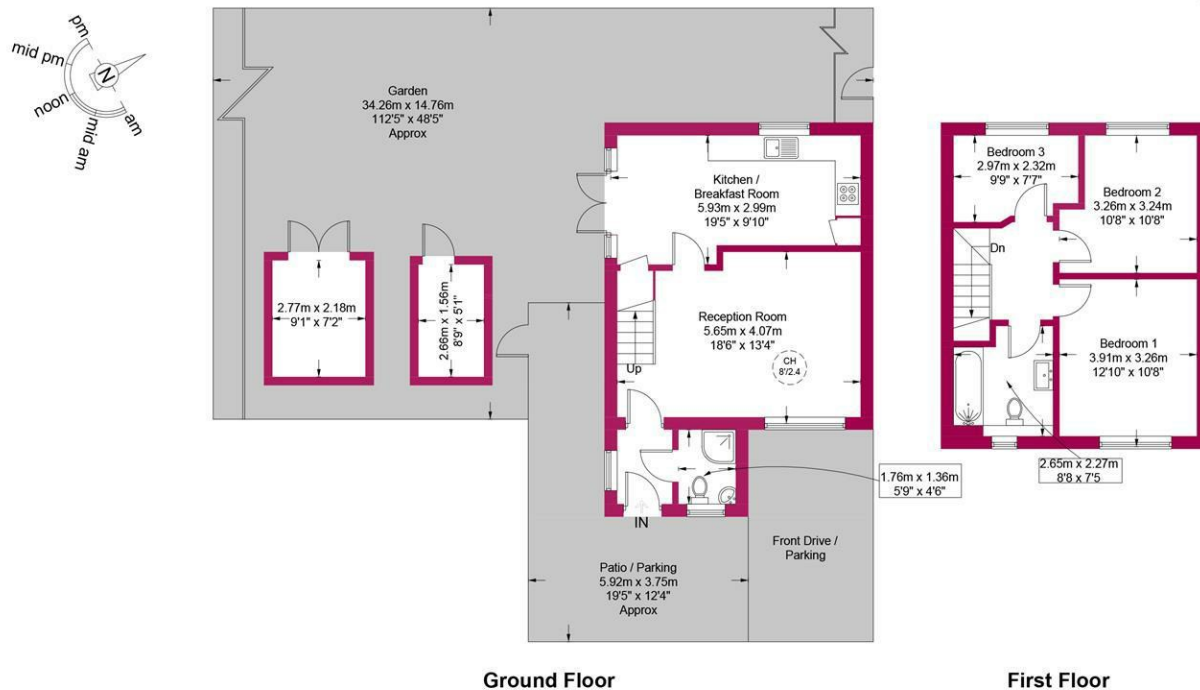
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Gladbeck Way, EN2

Approximate Gross Internal Area = 1026 sq ft / 95.3 sq m

Outbuilding = 109 sq ft / 10.1 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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.



Certified  
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Measurer

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come by and meet the team

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