



# Lindal Crescent, Enfield

Offers Over £725,000

**Havilands**

the advantage of experience





- Three-bedroom detached bungalow in desirable Oakwood location
- 1,027 sq. ft. of versatile living space
- Master bedroom with en-suite
- Spacious lounge and separate dining room
- Modern fitted kitchen and family bathroom
- Off-street parking
- Approx. 50' rear garden, ideal for entertaining
- Within catchment of top-rated local schools
- Walking distance to Grange Park Station & close to Oakwood Underground (Piccadilly)
- Near Oakwood & Grovelands Parks, shops, cafés, and local amenities



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



Havilands are delighted to present For Sale this charming three-bedroom detached bungalow on Lindal Crescent, EN2. Situated in the ever-popular Oakwood area, this attractive home offers 1,027 sq. ft. of well-balanced living space. Inside, you'll find three bedrooms including a master with en-suite, a bright lounge, separate dining room, modern kitchen, and a family bathroom. Outside, the property benefits from off-street parking and a beautifully maintained rear garden extending to approximately 50 feet — perfect for relaxing or entertaining.

Ideally positioned for families, the home falls within the catchment of highly regarded schools including Merryhills, Eversley, Grange Park Primary, and Highlands School. Local amenities are close by, with Sainsbury's (Highlands Village) within easy reach, and Waitrose and Asda just a short drive away.

For commuters, Grange Park Mainline Station is within walking distance, providing direct links to Moorgate (approx. 30 mins) with connections to the Overground, Underground and Thameslink networks. Oakwood Underground Station (Piccadilly Line) is also around a 5-minute drive, offering an alternative, convenient route into London.

Residents can also enjoy the wide open spaces of Oakwood and Grovelands Parks, both nearby, offering scenic walks, community events and peaceful green surroundings — the perfect balance of suburban calm and city accessibility.

A wonderful opportunity to secure a well-located home with space, comfort and potential — viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

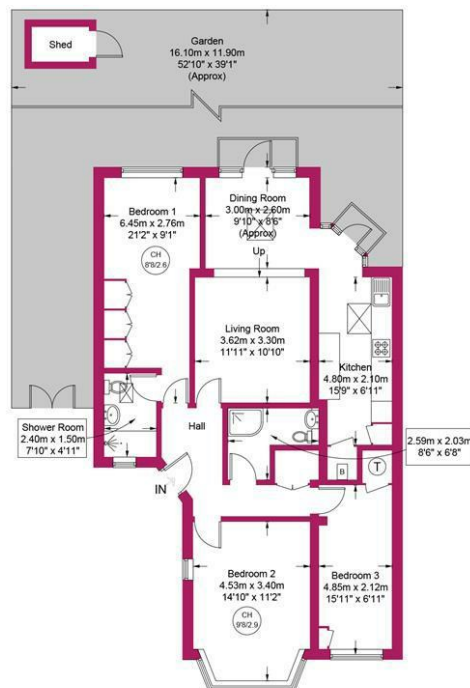
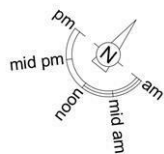
EPC Rating: Current (TBC); Potential (TBC)

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## Lindal Crescent, EN2

Approximate Gross Internal Area = 1027 sq ft / 95.4 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>	<b>67</b>	<b>79</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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