



Lindal Crescent, Enfield

£625,000

Havilands

the advantage of experience



- 4 Bedrooms Semi-Detached
- Well Presented Throughout
- Downstairs Shower Room
- Ideally Located for Outstanding Primary and Secondary Schools
- Close to Local Amenities including Sainsburys in Highlands Village
- Easy access to Oakwood Station



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



Havilands are pleased to present this well presented 4 bedroom semi-detached property. The property is comprised of reception room to the front, a further reception/dining room to the rear with patio doors to the garden, modern kitchen with further access to the garden and downstairs shower room. Upstairs there are 4 bedrooms and family bathroom. Outside is a well presented garden mainly laid to lawn. Ideally located for outstanding primary and secondary schools and easy access to Oakwood Station and local amenities including Sainsburys in Highlands Village. Viewing highly recommended.

Property Information:

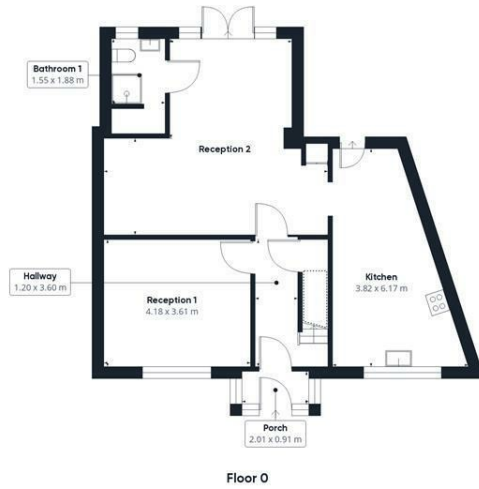
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 58(D); Potential 75(C)

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Floor 0



Floor 1

flyp

Approximate total area[®]
120.86 m²

Reduced headroom
1.51 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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come by and meet the team

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