

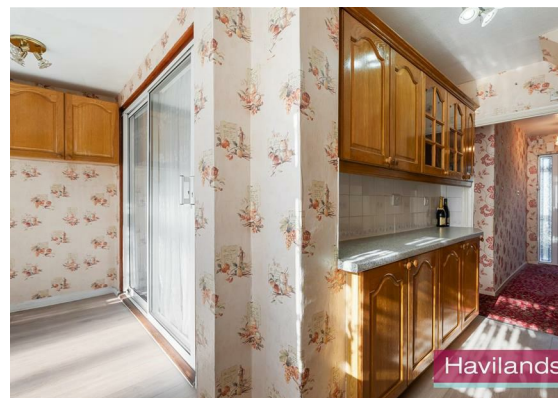
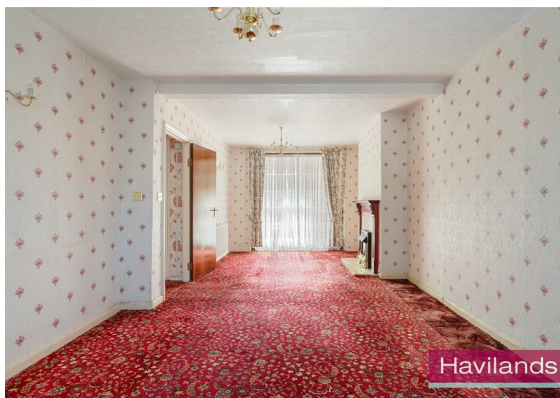


Dimsdale Drive, Enfield

£475,000

Havilands

the advantage of experience



- Chain free three-bedroom house on Dimsdale Drive, EN1
- Located on the border of the desirable Bush Hill Park area
- 1,121 sq. ft. of versatile living space
- Bright through-lounge, ideal for relaxing and entertaining
- Separate kitchen with direct access to the garden
- Family bathroom on the first floor
- Garage to the rear of the property
- Scope to extend into the loft (STPP)
- Excellent transport links via A10, A406 & Bush Hill Park Overground (Liverpool St. approx. 30 mins)
- Within catchment of highly regarded primary and secondary schools including Raglan Infant & Junior schools



Havilands are delighted to present this CHAIN FREE three-bedroom house on Dimsdale Drive, EN1, located on the sought-after border of Bush Hill Park. Offering an impressive 1,121 sq. ft. of versatile living space, the property is well-suited to first-time buyers, young families, or those looking to take advantage of the excellent transport links and schools in the area.

The internal layout comprises a welcoming entrance hall leading to a bright and spacious through-lounge, ideal for both relaxing and entertaining, along with a separate kitchen providing direct access to the garden. Upstairs, you will find three bedrooms and a family bathroom, offering practical accommodation for a growing household. Externally, the property benefits from a garage to the rear and, importantly, presents significant scope to extend into the loft (subject to planning permission), giving buyers the opportunity to create a larger family home tailored to their needs.

Dimsdale Drive is particularly well-positioned for commuters, with convenient access to the A10 and A406 providing direct road links into London and across the borough. Bush Hill Park Overground Station is within walking distance, offering regular services to London Liverpool Street in around 30 minutes.

Families will appreciate the close proximity to highly regarded schools, including Galliard Primary School and Raglan Infant & Junior Schools, with sought-after secondary options such as Latymer, Edmonton County, and Kingsmead also within catchment.

The property is equally well-placed for a range of local amenities, with supermarkets including Sainsbury's and Morrisons, leisure facilities such as PureGym and Cineworld, and a wide choice of restaurants all close at hand.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 62(D); Potential C(79)

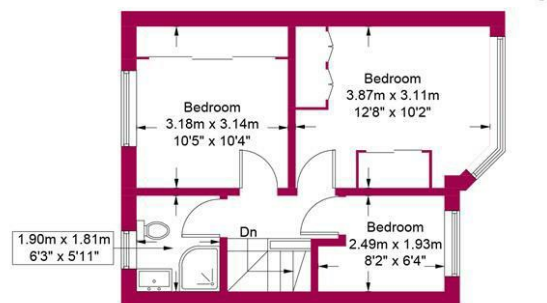
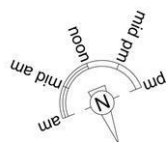
For more images of this property please visit havilands.co.uk

Dimsdale Drive, EN1

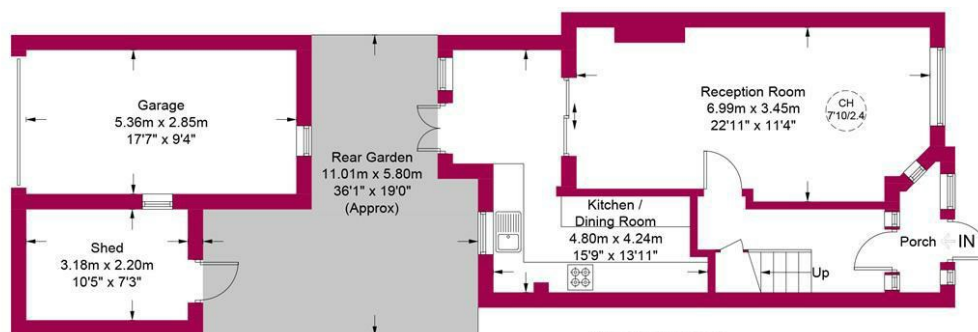
Approximate Gross Internal Area = 1121 sq ft / 104.2 sq m

Shed = 77 sq ft / 7.2 sq m

Garage = 164 sq ft / 15.2 sq m



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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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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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Property
Measurer

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