



Great Cambridge Road, London

£830,000

Havilands

the advantage of experience



- Substantial four bedroom family home arranged over three floors
- Offering approximately 2,354 sq ft of internal accommodation
- Detached double garage to the rear providing excellent storage or parking
- Low-maintenance rear garden ideal for family use or easy upkeep
- Master bedroom with en-suite bathroom, plus family bathroom and ground-floor shower room
- Well-positioned for commuters with easy access to the A10 & A406
- Walking distance to Silver Street Overground Station with direct services to Liverpool Street (approx. 25 mins)
- Within catchment of Firs Farm Primary School, Hazelbury Primary School and The Latymer School
- Close to green open spaces including Tatem Park Recreation Ground and Firs Farm Wetlands & Playing Fields
- Local shops nearby on Kendal Parade with Tesco, Sainsbury's and Morrisons all within easy reach



Havilands are pleased to offer For Sale this substantial four bedroom family home located on Carlton Terrace, N18.

Positioned on the borders of Edmonton and Palmers Green, the property offers approximately 2,354 sqft of internal accommodation arranged over three floors, providing generous and versatile living space well suited to modern family life. The ground floor comprises a spacious reception room, a well-proportioned kitchen, an additional playroom / second reception space and a convenient shower room. The upper floors provide four bedrooms in total, including a principal bedroom with en-suite bathroom, alongside a family bathroom serving the remaining bedrooms. Externally, the property benefits from a detached double garage to the rear, offering excellent storage or secure parking, in addition to a low-maintenance rear garden, ideal for families or those seeking ease of upkeep.

The property is well located for commuters, offering convenient access to both the A10 and A406, while Silver Street Overground Station is within walking distance, providing direct services into central London (Liverpool Street approx. 25 minutes). Green spaces including Tatem Park Recreation Ground and Firs Farm Wetlands & Playing Fields are both close by. For those considering schooling options, the property falls within the catchment area of Firs Farm Primary School, Hazelbury Primary School and Starks Field Primary School, as well as Lift Aylward Academy. The property is also within catchment for The Latymer School. Local shops and amenities can be found nearby at Kendal Parade, with Tesco, Sainsbury's and Morrisons all within easy reach. Leisure amenities are also well catered for, with Millfield Theatre located nearby, offering a varied programme of events.

**Property Information:**

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (2026/2027 £2,267.67)

EPC Rating: Current 79 (C); Potential 83 (B)

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

# Carlton Terrace, N18

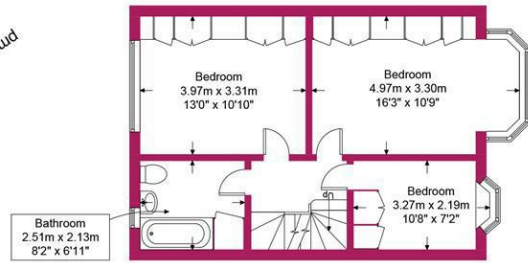
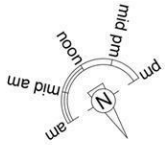
Approximate Gross Internal Area = 2354 sq ft / 218.7 sq m

(Including Restricted Height, Storage & Garage)

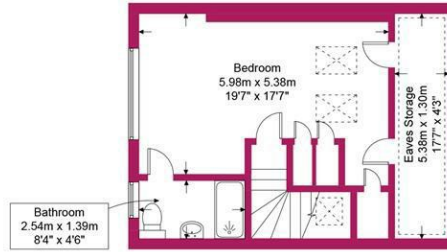
Restricted Height = 75.3 sq ft / 7 sq m

Storage = 2.5 sq ft / 0.24 sq m

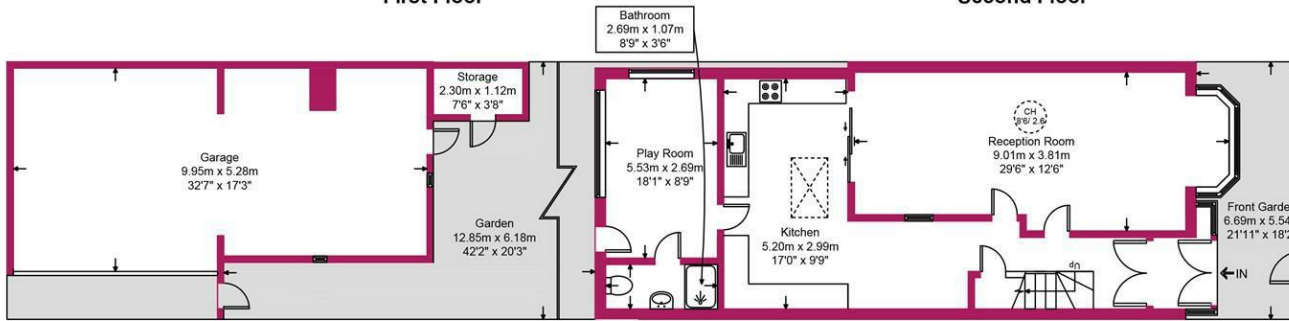
Garage = 504 sq ft / 46.80 sq m



First Floor



Second Floor



Ground Floor

## 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>	<b>79</b>	<b>83</b>
(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.



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come by and meet the team

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