



## Wellington Road, EN1 2PF

**£1,249,950 FREEHOLD**

This 5-bedroom detached Victorian home is situated in one of the area's most prestigious tree-lined avenues, exuding classic charm and elegance. Boasting numerous period features, this property offers ample potential for extension. Conveniently positioned mere moments away from Bush Hill Park station, with a direct 30-minute commute to Liverpool Street, as well as nearby local shops in Enfield and schools in the surrounding area, the location is highly desirable. Spanning nearly 2800 sqft across three floors, the residence comprises two reception rooms, five bedrooms, and a GF W.C. providing ample space for comfortable living. Additionally, a spacious kitchen with a separate utility room caters to modern convenience. The property further benefits from a sizable driveway, with ample parking space, and a substantial rear garden, perfect for outdoor relaxation and entertainment. This residence presents a rare opportunity to own a spacious and characterful home in a coveted location.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Wellington Road, Enfield, EN1

Approximate Area = 2421 sq ft / 224.9 sq m

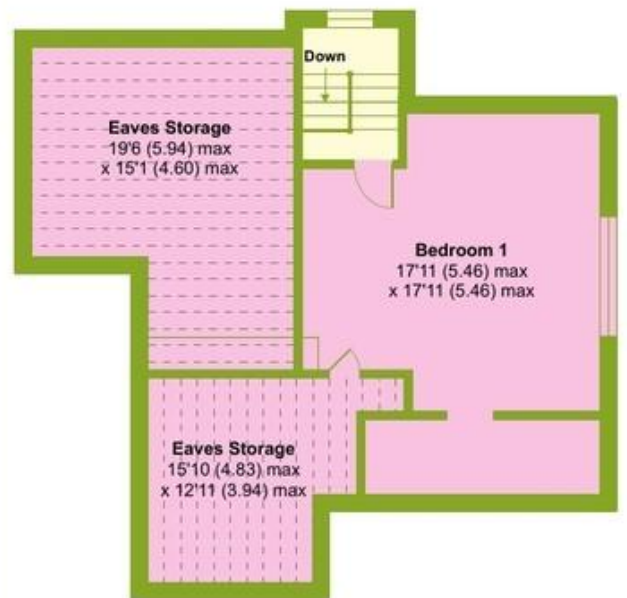
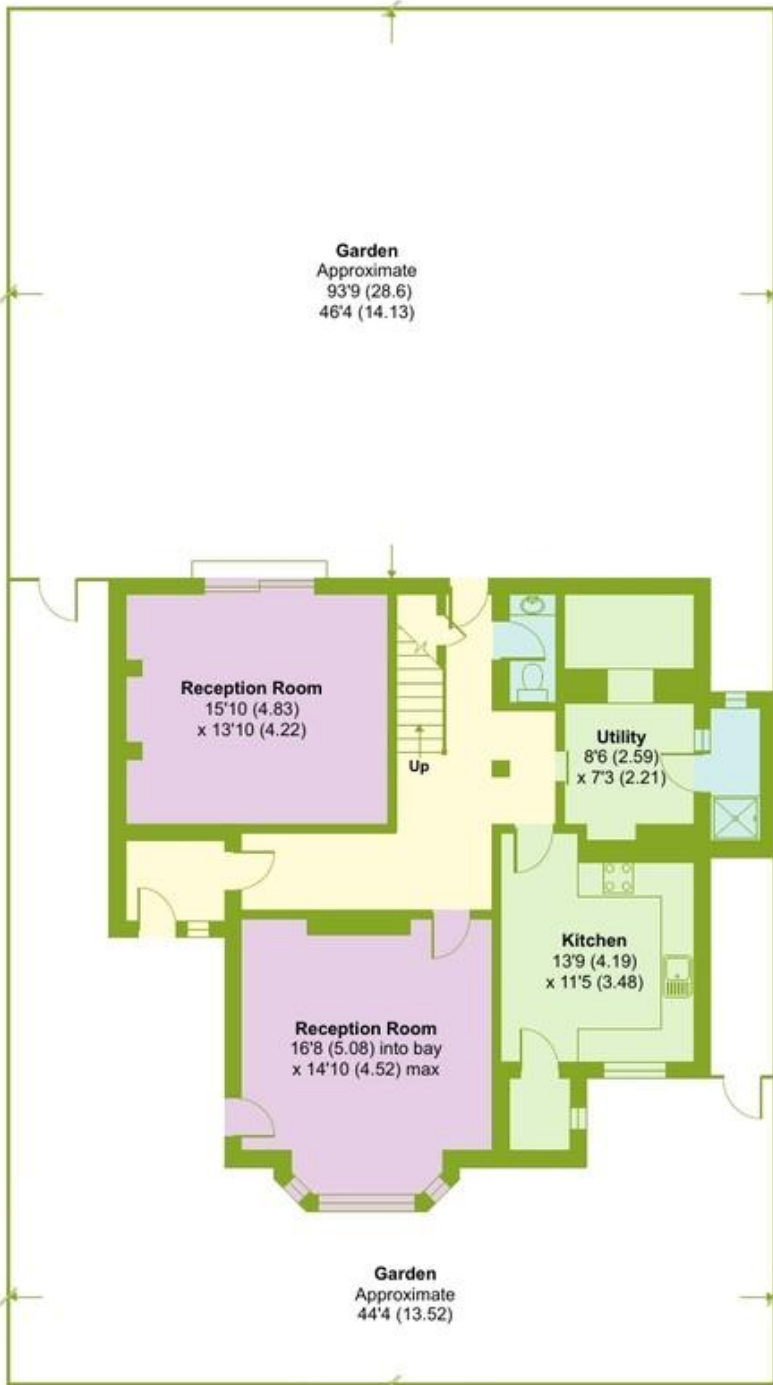
Limited Use Area(s) = 432 sq ft / 40.1 sq m

Total = 2853 sq ft / 265 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



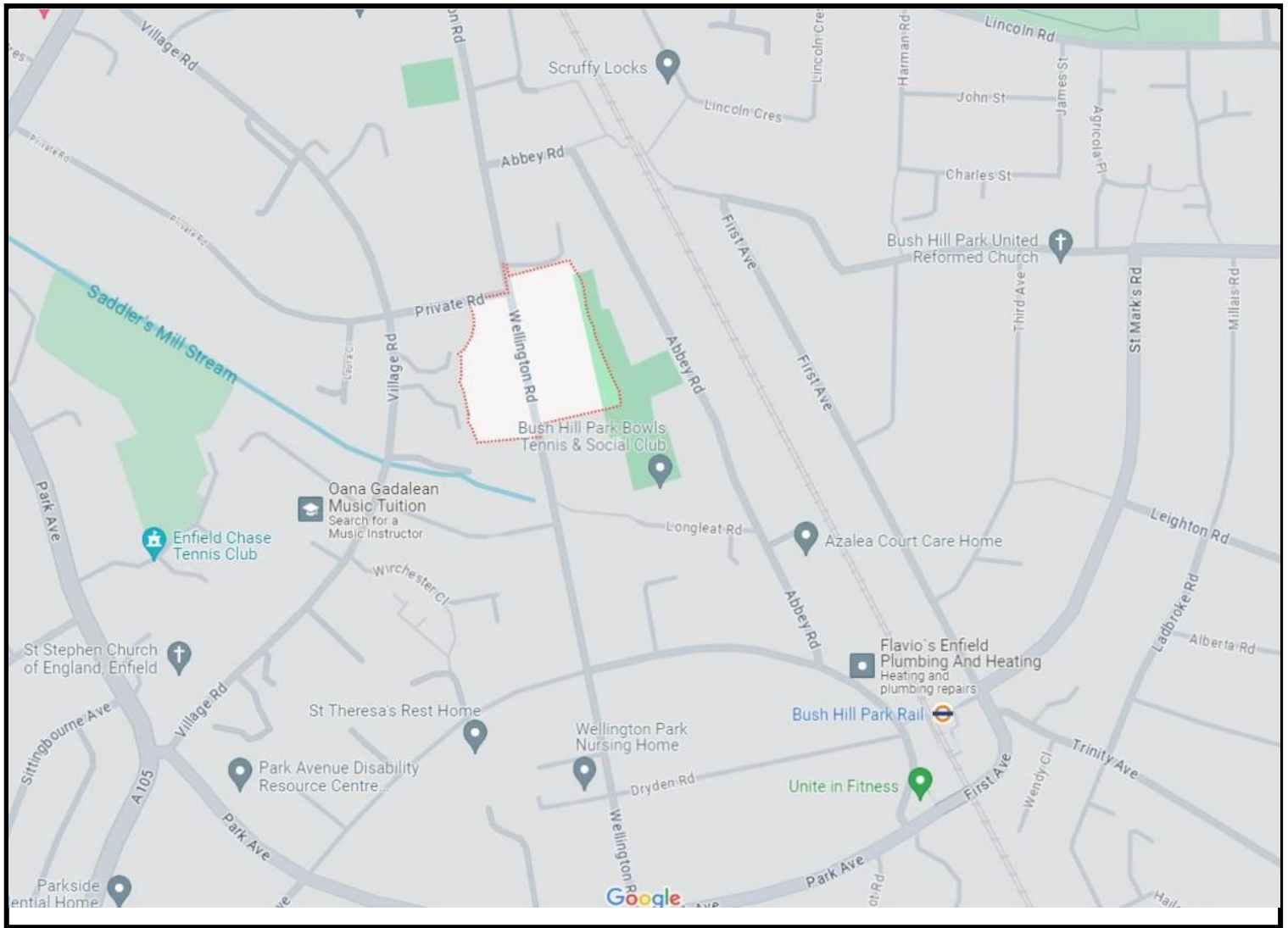
FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1090567





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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