

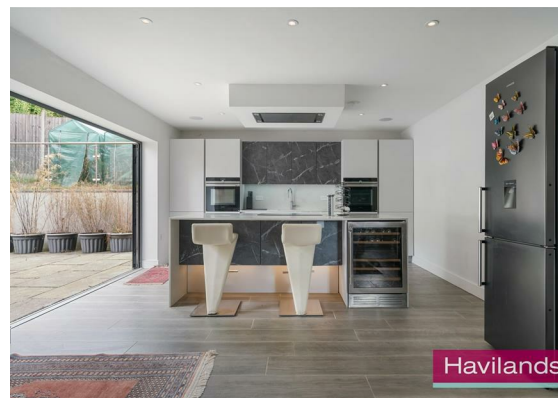


The Coppice, Enfield Chase

£1,150,000

Havilands

the advantage of experience



- Chain Free, Detached, Four Bedroom Property
- Enjoys an Elevated Position just Moments from Enfield Golf Club and Cheyne Walk Open Space
- Off Street Parking, a Large Integrated Garage plus Lower Ground Floor Storage
- Within Easy Reach of Enfield Chase National Rail (Moorgate approx. 30 mins), Oakwood Underground (Piccadilly Line) and Local Bus Routes
- Two Reception Rooms, Open Plan Kitchen/Diner, Utility Room, and Downstairs W/C on the Ground Floor
- Four Good Sized Bedrooms, Two with En-Suite and Built In Wardrobes
- Several Green Spaces are Close by including Cheyne Walk Open Space and Historic Trent Park
- In Catchment for Merryhills and Grange Park Primary Schools and Highlands (OUTSTANDING) and Wren Secondary Schools



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to present for sale this CHAIN FREE, DETACHED, FOUR BEDROOM PROPERTY on The Coppice, EN2. This high spec property was built just six years ago forming part of a small development and enjoys an elevated position just moments from Enfield Golf Club and Cheyne Walk Open Space. Offering 2,471 sq ft of living space the property benefits from off street parking, a large integrated garage plus lower ground floor storage.

The property itself is comprised of reception room, dining room, open plan kitchen/diner, utility room, and downstairs w/c on the ground floor. Up on the first floor there are four good sized bedrooms, two with en-suite and built in wardrobes, and family bathroom. Outside the garden extends to 82ft is comprised of a level access patio and stairs to raised lawn area. Ideally located for transport links the property is within easy reach of Enfield Chase National Rail (Moorgate approx. 30 mins), Oakwood Underground (Piccadilly Line) and local bus routes. As well as ease of access to The Ridgeway and M25. The property is convenient for local shops and cafes along Windmill Hill as well as further amenities in Enfield Town Shopping Centre. Plus several green spaces are close by including Cheyne Walk Open Space and historic Trent Park. For families the property is in catchment for several sought after schools including Merryhills and Grange Park primary schools and Highlands (OUTSTANDING) and Wren secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/27 £3,779.45)

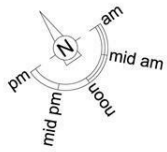
EPC: TBC

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

The Coppice EN2

Approximate Gross Internal Area = 2471 sq ft / 229.5 sq m

Garage = 353 sq ft / 32.7 sq m



Energy Efficiency Rating

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

Havilands

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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience