



# Park Avenue, Enfield

Offers In Excess Of £770,000

**Havilands**

the advantage of experience



- Well Presented Three Bedroom, Semi-Detached Property on Park Avenue EN1
- Off Street Parking and Detached Garage
- 72ft Well Maintained Garden
- Built In Wardrobes to Two Bedrooms
- Close to Bush Hill Park Station (Liverpool Street Approx. 35 Mins) and Ease of Access to A10
- In Catchment for Outstanding Primary Schools including Raglan Infant and Junior School
- In Catchment for Kingsmead and Edmonton County Secondary Schools



Havilands are delighted to present for sale this THREE BEDROOM, SEMI-DETACHED PROPERTY on Park Avenue, EN1. Well presented throughout and offering 1,532 sq ft of living space the property benefits from off street parking, detached garage and 72ft garden. The property itself is comprised of reception room, open plan kitchen/diner, downstairs w/c and conservatory on the ground floor. Up on the first floor there are three bedrooms, with built in wardrobes to two bedrooms and family bathroom. Outside the well maintained garden extends to 72ft and features a brick built garage. Located within easy reach of Bush Hill Park Station (Liverpool St approx. 35 mins), local shops and ease of access to A10 and various bus routes. The property is also convenient for Enfield Town shopping centre with its abundance of shops, restaurants and amenities and green spaces including Bury Lodge Gardens and Enfield Town Park. For families the property is in catchment for several OUTSTANDING primary schools including Raglan Infant and Junior schools and Galliard Primary. And Kingsmead and Edmonton Secondary schools. Viewing highly recommended.

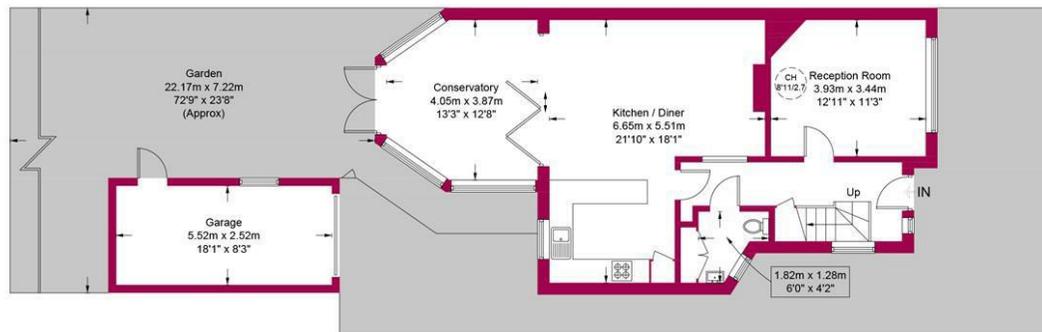
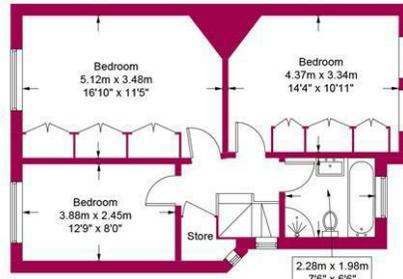
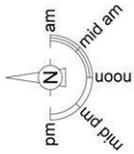
Tenure: Freehold  
Local Authority: Enfield  
Council Tax Band: E (2025/26 £2,644.91)  
EPC: Currently 59D Potentially 79C

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

**Park Avenue, EN1**

**Approximate Gross Internal Area = 1532 sq ft / 142.3 sq m**

**Garage = 147 sq ft / 13.7 sq m**



**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>
(55-68) <b>D</b>	<b>59</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	



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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