



Athole Gardens, Enfield

£1,195,000

Havilands

the advantage of experience



- Five Bedroom, Two Bathroom Link Detached Property
- Off Street Parking and Garage
- 123ft Mature Garden with Storage/Garden Room
- Sought After Turning off Village Road and Wellington Road
- En-Suite Bedroom
- Within Easy Reach of Bush Hill Park Station and Ease of Access to Great Cambridge Road
- Within Catchment of Raglan Infant and Junior schools (OUTSTANDING) and Kingsmead, Enfield Grammar and Enfield Country Secondary Schools

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



Havilands are delighted to present this FIVE BEDROOM, TWO BATHROOM, LINK DETACHED PROPERTY on Athole Gardens, EN1. Offering 2,432 sq ft of living space the property benefits from ample off street parking, garage and 123ft garden. The property itself is comprised of elegant entrance hallway, 26ft reception room, dining room, kitchen, downstairs w/c and ground floor bedroom. Up on the first floor there are four bedrooms, one with en-suite and family bathroom. Outside the mature garden spans to an impressive 123ft in width and features garage, storage/garden room and storage. Ideally located on a quiet turning off highly sought after Wellington Road and Village Road. The property is within easy reach of Bush Hill Park Station (Liverpool Street approx. 35 mins) and access to Great Cambridge Road. The property is also close by to green spaces including Bush Hill Park and Enfield Town park and Enfield Chase Tennis Club, as well as shops, restaurants and amenities of Enfield Town shopping centre. For families the property is in catchment for Raglan Infant and Junior schools (OUTSTANDING) and Kingsmead, Enfield Grammar and Enfield County secondary schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2025/26 £3,606.70)
EPC: Currently 63D Potentially 75C

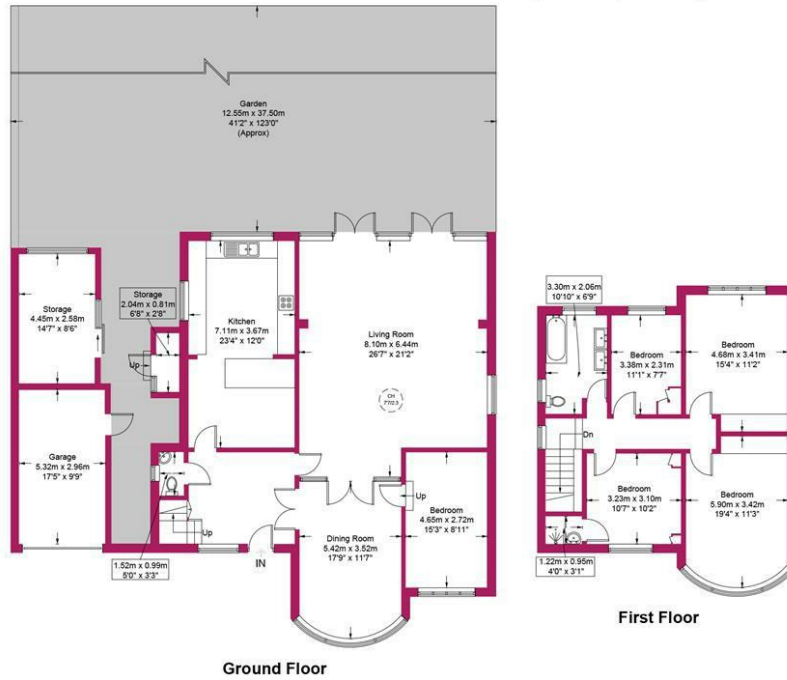
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Athole Gardens, EN1

Approximate Gross Internal Area = 2434 sq ft / 226.1 sq m

Storage = 142 sq ft / 13.2 sq m

Garage = 168 sq ft / 15.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

