# Southbury Avenue, Enfield

£550,000

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- Three-bedroom house offering 1,049 sq ft of living space
- Separate lounge and dining room plus fitted kitchen
- Family bathroom and convenient downstairs WC
- Off-street parking via private driveway
- Home office located in the rear garden
- Potential to extend into the loft (STPP)
- Short walk to Southbury Road Overground Station (Liverpool St. approx. 30 mins)
- Easy access to A10, A406 and multiple bus services
- Within catchment of well-regarded primary and secondary schools
- Close to supermarkets, leisure facilities, cinema and gym

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

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Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE located on Southbury Avenue, EN1. Offering 1049sqft of living space, the property is comprised of: Three Bedrooms, Family Bathroom, Lounge, Dining Room, Kitchen and Downstairs WC. The property also benefits from off-street parking by means of driveway and home office in the rear garden. Additionally, the property does have potential to extend into the loft (STPP).

An ideal first home, this property is well situated with Southbury Road Overground Station just a short walk away, providing direct links into central London (Liverpool St. approx. 30 mins) and connections to Underground and National Rail services along the route. For those who drive, the A10 and A406 are easily accessible, offering excellent road links across London, with numerous bus services close by.

Families will also appreciate the schooling options, with the home falling within catchment for several well-regarded schools including Bush Hill Park & George Spicer Primary, as well as Kingsmead, Enfield Grammar and Enfield County.

A wealth of local amenities are close at hand too, with major supermarkets such as Sainsbury's, Tesco and Morrisons all within walking distance, alongside leisure options including Cineworld, PureGym and Costa.

With spacious interiors, good transport links and strong community amenities, this is a property not to be missed. Viewing is highly recommended – to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 72(C); Potential 80(C)

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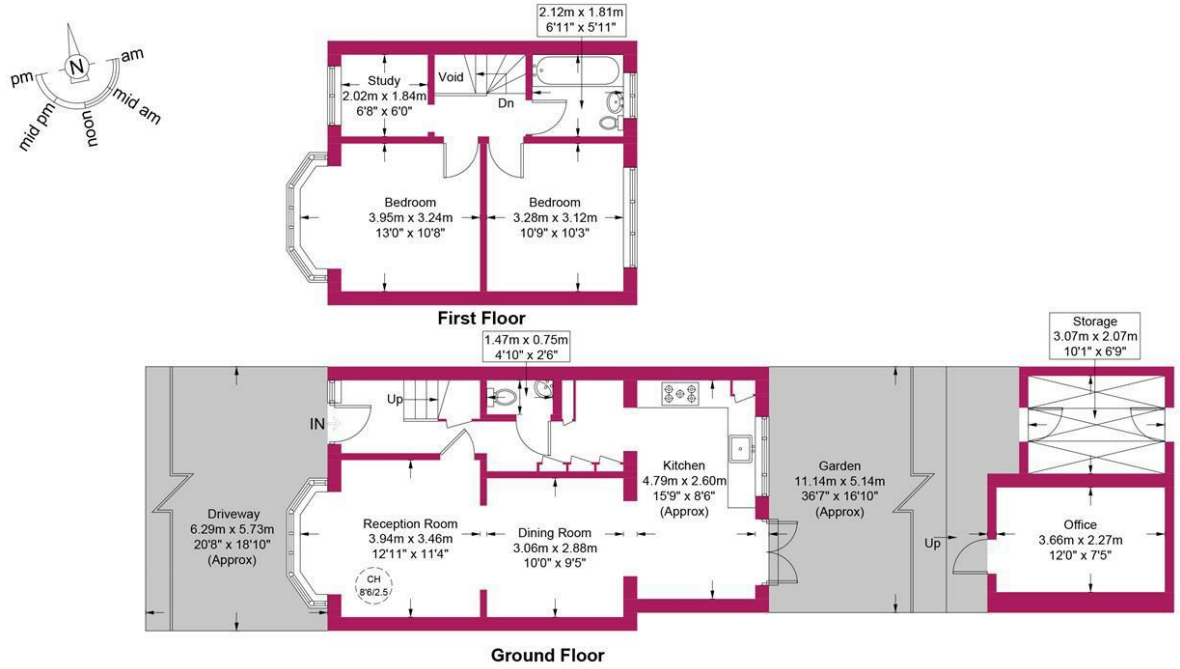
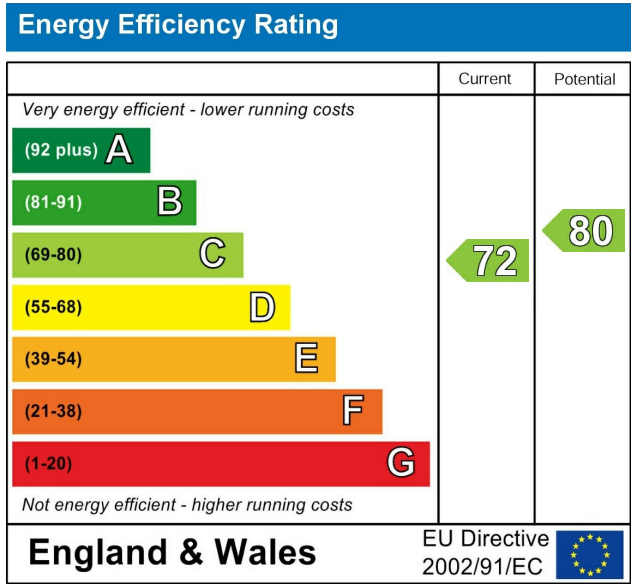
## Southbury Avenue, EN1

**Approximate Gross Internal Area** = 1049 sq ft / 97.5 sq m

**Outhouse** = 171 sq ft / 15.9 sq m

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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.

RICS Certified Property Measurer


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