



Amberley Road, Enfield

Price Guide £630,000



the advantage of experience



- Chain free, three bedroom house located on Amberley Road, EN1
- Situated in the heart of Bush Hill Park
- Recently renovated throughout
- Offering approx. 881 sq ft of well-presented accommodation
- Lounge and modern open-plan kitchen/diner
- Approx. 50ft south-facing rear garden
- Potential to extend into the loft and to the rear (STPP)
- Within catchment of Raglan Infant School, Raglan Junior School & Galliard Primary School (OFSTED: Outstanding)
- Walking distance to Bush Hill Park Overground Station (Liverpool Street approx. 30 mins)
- Ease of access to the A10 & A406 and nearby shops including Sainsbury's Local



****Guide Price: £630,000 - £650,000****

Havilands are pleased to offer For Sale this CHAIN FREE, THREE BEDROOM HOUSE located on Amberley Road, EN1, set in the heart of Bush Hill Park. Recently renovated throughout, the property offers 881 sq ft of well-presented accommodation and comprises three bedrooms, a family bathroom, lounge and a modern open-plan kitchen/diner, creating a practical and contemporary living space well suited to modern family life.

Externally, the property benefits from an approx. 50ft south-facing rear garden. The property also offers potential to extend into the loft and to the rear (STPP).

The home is ideally positioned within the catchment area of several highly regarded local schools, including Raglan Infant & Junior Schools and Galliard Primary School (OFSTED: Outstanding), with sought-after secondary options such as Latymer, Edmonton County and Kingsmead also nearby.

For commuters, the property is within walking distance of Bush Hill Park Overground Station, offering direct services into London Liverpool Street (approx. 30 minutes). There is also convenient access to the A10 and A406, along with a range of shops and amenities close by, including Sainsbury's Local.

Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 67(D); Potential 86(B)

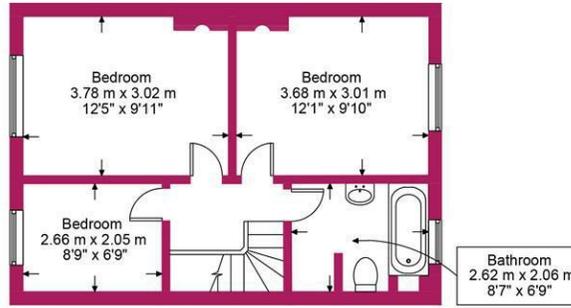
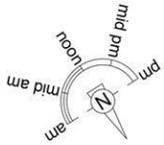
For more images of this property please visit havilands.co.uk

Amberley Road, EN1

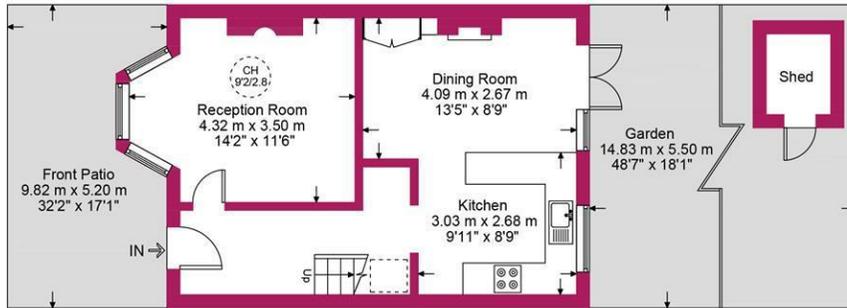
Approximate Gross Internal Area = 881 sq ft / 81.86 sq m

Restricted Height = 4.6 sq ft / 0.43 sq m

(Including Restricted Height)



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.



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