



Hadrians Ride, EN1 1DG  
Enfield

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# Hadrians Ride, EN1 1DG

**\*\*New lease on completion\*\*** Located in the heart of Bush Hill Park, this chain-free three bedroom ground floor split level maisonette offers an ideal home for first time buyers, young families, or investors alike. Set within a popular residential area, the property combines generous living space with a fantastic location close to transport, schools, and amenities.

The accommodation is well laid out and features a spacious reception/dining room, a modern fitted kitchen, and a convenient downstairs WC. Upstairs, you'll find three well proportioned bedrooms, a contemporary shower room, and ample storage space throughout. The property further benefits from being double glazed throughout and enjoys the comfort of gas central heating. One of the standout features is the private rear garden with rear access ideal for outdoor entertaining, family time, or simply relaxing.

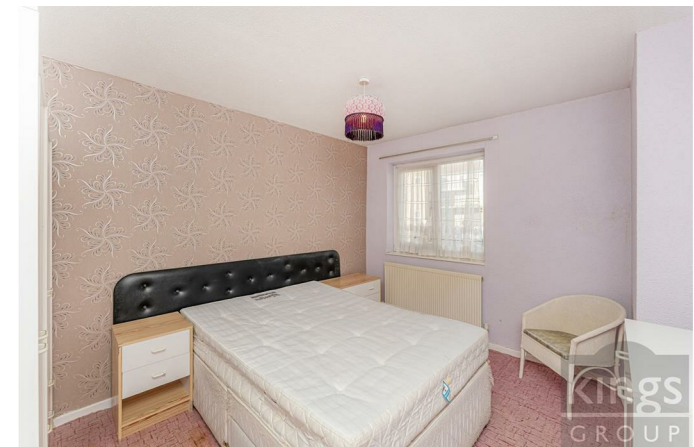
Perfectly positioned for commuters, the home is within close proximity to local bus routes and Bush Hill Park Station, offering direct access into the City. Road links are also excellent, with easy access to the A10, M25 and A406, providing strong connectivity to surrounding areas. Residents will enjoy being within walking distance to local shops and amenities, while Enfield Town Centre and Enfield Retail Parks are just a short drive away for a wider range of shopping and leisure options. Families will appreciate the property falling within the catchment area for several of Enfield's most sought-after schools, including The Raglan Schools, Bush Hill Park Primary School, and George Spicer Primary School.

This is a superb opportunity to acquire a spacious and well located home in a thriving and family friendly community — early viewing is highly recommended.

## Offers In The Region Of £305,000



- A Chain Free Three Bedroom Ground Floor Split Level Maisonette
- Ideal First Time Purchase or Investment Opportunity
- Ample Storage Space
- Within Close Proximity of Transport Links Including Bush Hill Park Station Providing Direct Access into London Liverpool Street Station
- Close Proximity to Local Shops and Amenities
- Own Private Garden
- Downstairs WC and Upstairs Shower Room
- Double Glazed Throughout and Gas Central Heating
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School and George Spicer Primary School
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas







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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> </div>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Hadrians Ride

Approximate Gross Internal Floor Area : 82.80 sq m / 891.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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