



Hazelwood Road, EN1 1JG
Enfield





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Kings Group – Enfield Town are delighted to present this chain free three bedroom 1930s end of terrace family home, tucked away within a peaceful cul-de-sac in the ever popular Bush Hill Park area.

Renowned for its welcoming community atmosphere & family friendly appeal, Bush Hill Park remains one of the area's most sought after locations. Families will appreciate the property's position within the catchment area of several highly regarded schools, including The Raglan Schools, which boasts an outstanding Ofsted rating, as well as Bush Hill Park Primary School & Galliard Primary School.

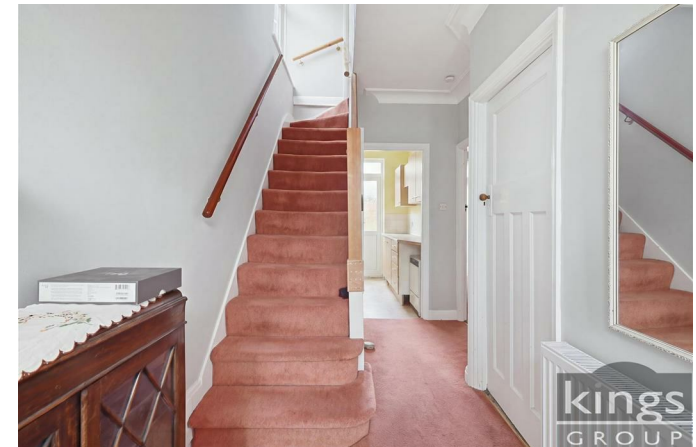
Perfectly positioned for commuters, the property offers excellent connectivity with easy access to the A10, providing swift links to major road networks including the M25 & A406, making travel across London & beyond highly convenient. Additionally, Bush Hill Park Station is within easy walking distance (approx 0.2 miles away), offering direct connections into Liverpool Street Station in around 30 minutes. The property is also ideally located for everyday amenities, with local convenience stores including Sainsbury's Local & Co-op, along with a variety of dining options, just a short stroll away. Enfield Town Centre & the Retail Park are also easily accessible by car, offering a range of shops, restaurants & leisure facilities.

This family home offers well balanced accommodation throughout, comprising two reception rooms providing the perfect separation of living & dining areas, a fitted kitchen, three well proportioned bedrooms & a first floor bathroom. Externally, the property benefits from a generous garden, mainly laid to lawn, with convenient side access. Further benefits include off street parking & a detached garage, providing valuable additional storage or offering excellent potential for conversion into a home office.

£535,000



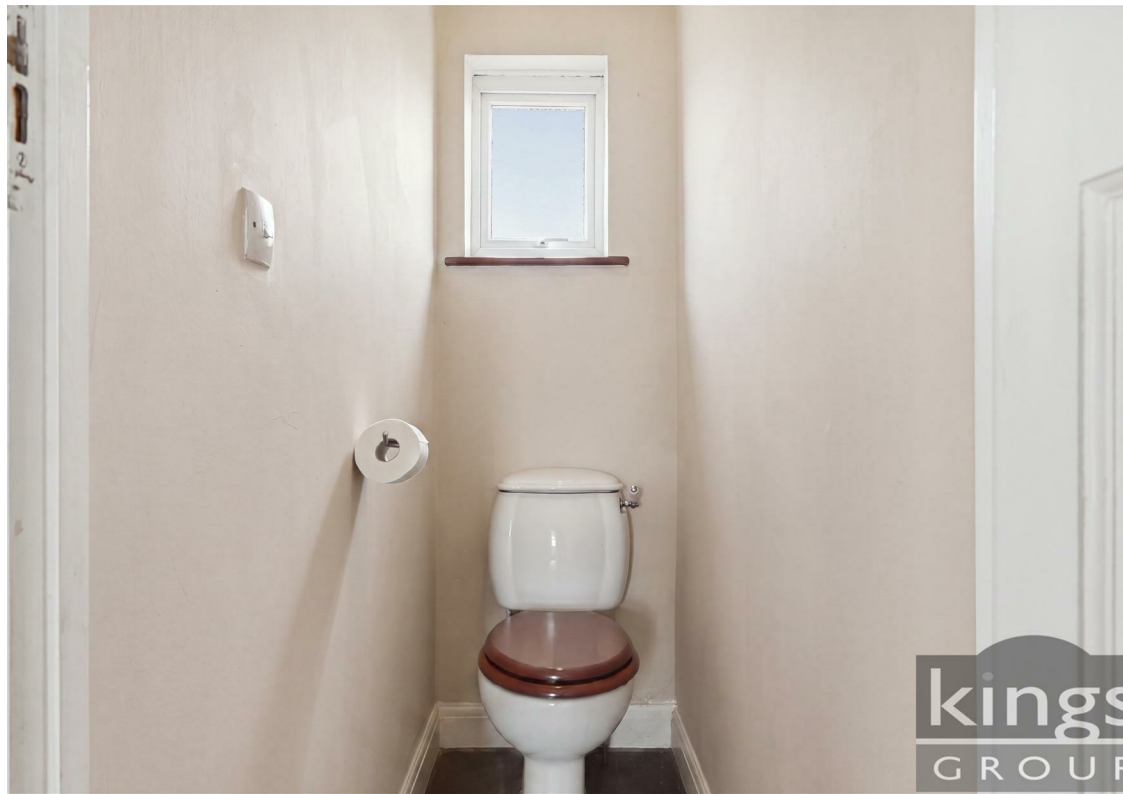
- Chain Free
- Enjoying a Peaceful Cul-De-Sac Setting in the Heart of the Highly Sought After Bush Hill Park
- Off Street Parking Complemented By a Detached Garage
- An Impressive Sized Rear Garden, Mainly Laid to Lawn, With Convenient Side Access
- Benefitting From Access to a selection of Highly Regarded Schools, Including The Raglan Schools & Bush Hill Park Primary School
- A Generously Proportioned 1930's Three Bedroom End of Terrace Home
- Two Well-Proportioned Reception Rooms, Providing Separate Living and Dining Areas
- A Fantastic Opportunity For Buyers Looking to Put Their Own Stamp on Their Next Home
- Conveniently Positioned Just 0.2 Miles From Bush Hill Park Station, With Rail Links to Liverpool Street in Circa 30 Minutes
- Easy Access to the A10, M25 and A406





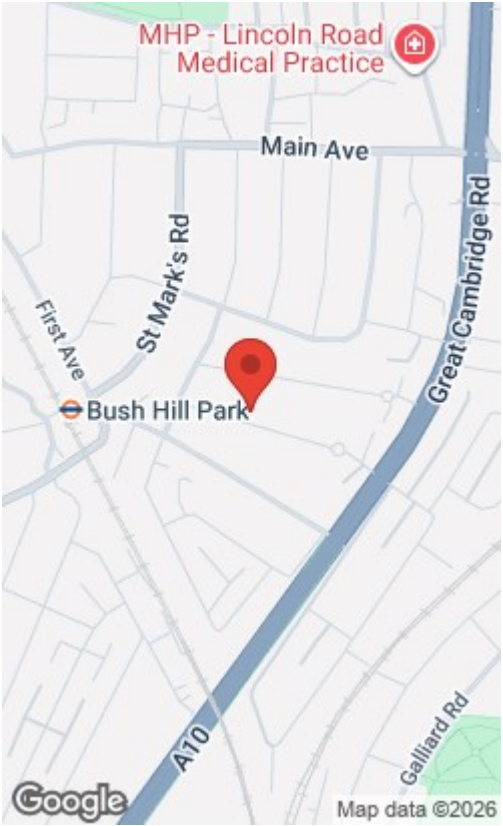


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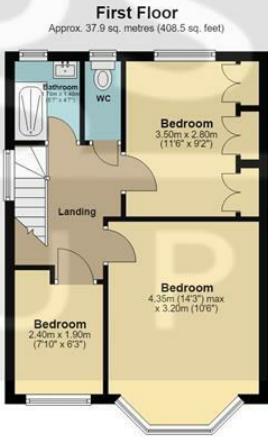


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
Approx. 38.5 sq. metres (414.8 sq. feet)
(excluding Garden, Driveway)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Hazelwood Road

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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