



Percival Road, EN1 1QU
Enfield





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Located on a highly sought-after residential street in the desirable Bush Hill Park area, this stunning three double bedroom period terrace home offers the perfect blend of character, space, and modern living—making it a fantastic choice for families.

Flooded with natural light throughout, the accommodation is thoughtfully arranged over three floors. The ground floor features a spacious and versatile through lounge, currently set up as both living and dining areas, ideal for entertaining or relaxing. The well-appointed fitted kitchen offers ample worktop space and a generous range of storage units.

Upstairs on the first floor, you'll find two sizeable double bedrooms and a stylish three-piece family bathroom. The second floor boasts an additional large double bedroom and a separate office space—perfect for those working from home or in need of a quiet study area.

To the rear, a well-maintained garden mainly laid to lawn with a patio area provides a private outdoor retreat for summer evenings and family gatherings.

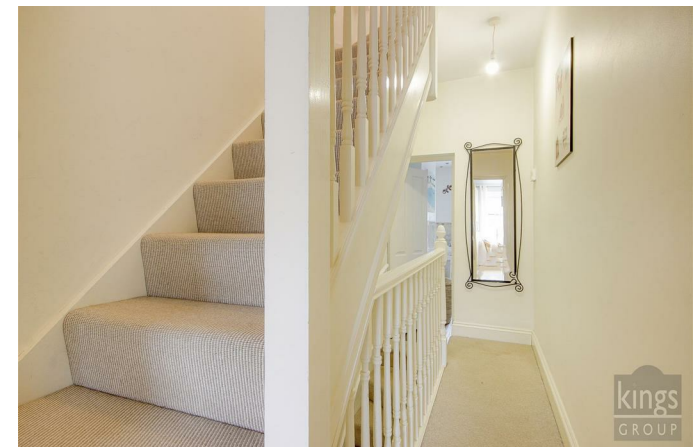
The property benefits from excellent transport connections, with Southbury Station (0.5 miles) and Bush Hill Park Station (0.6 miles) both within easy reach, along with nearby bus stops. Families will also appreciate being within the catchment area for well-regarded local schools including George Spicer Primary School and Bush Hill Park Primary School. Local shops, everyday amenities, and the vibrant Enfield Retail Parks and Town Centre are all conveniently close, offering everything you need just a short walk or drive away.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

£495,000



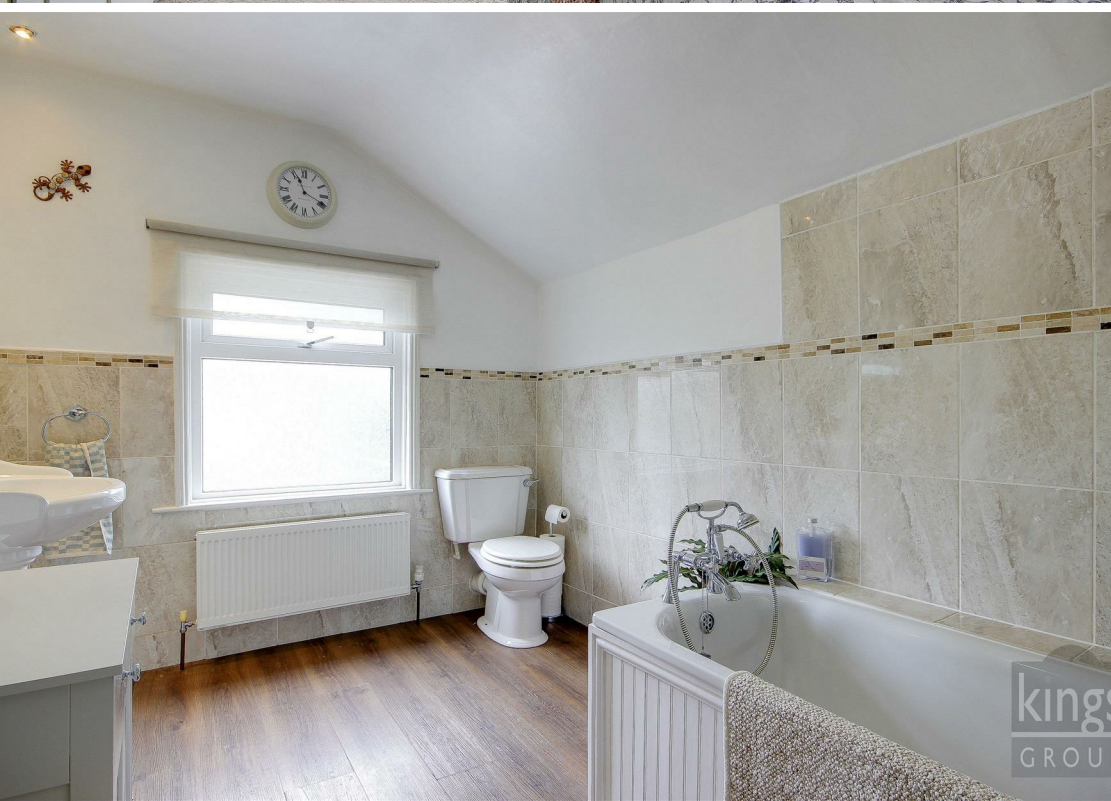
- A Beautifully Presented Three Double Bedroom Terrace House
- A Well Equipped Kitchen with Ample Worktop Space and Storage Units
- Office
- Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Easy Access to Local Shops and Amenities Including Enfield Town Centre
- Spacious Through Lounge
- First Floor Three Piece Bathroom Suite
- A Well Maintained Mainly Laid to Lawn Rear Garden
- Close Proximity of Transport Links Including Southbury Station and Bush Hill Park Station
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas



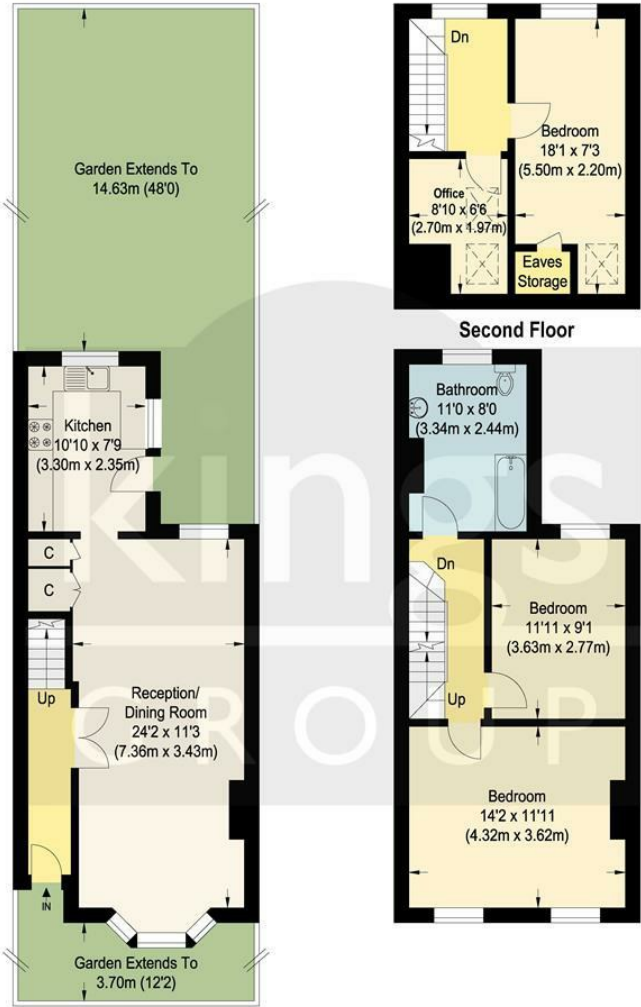
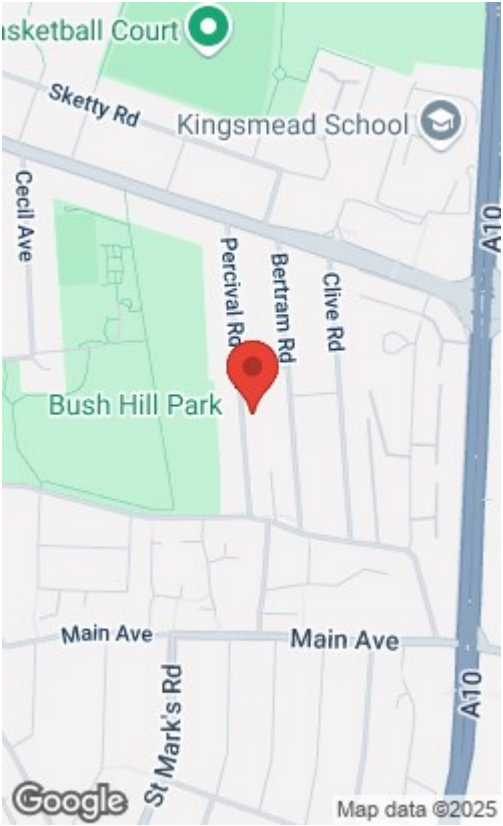




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GROUP



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



Ground Floor First Floor

Percival Road, EN1

Approximate Gross Internal Floor Area : 102.30 sq m / 1101.14 sq ft
(Excluding Eaves)
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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