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Enfield Town EN1 3EF  
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**Wellington Road, Enfield, EN1 2PB**  
**Offers In The Region Of £650,000**



Kings Group – Enfield Town are delighted to present this chain free four bedroom end of terrace townhouse, ideally situated on a highly sought after tree lined residential road in Bush Hill Park. Located on Wellington Road, the property offers an impressive approximately 129sqm of internal living space, making it a perfect choice for growing families.

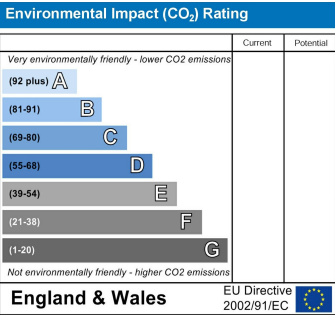
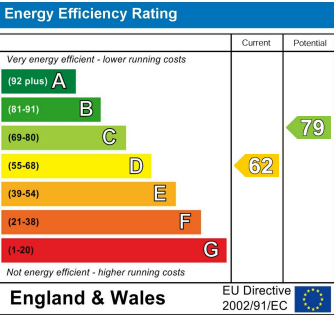
The home falls within the catchment area of several well regarded schools, including George Spicer Primary School, Enfield Grammar School, and The Raglan Schools, making it an excellent option for families. Commuters will also benefit from easy access to a range of transport links, with Bush Hill Park Station and Enfield Town Station both just 0.4 miles away, offering direct services into London Liverpool Street. Local bus routes and a variety of shops and amenities, including those in Enfield Town Centre, are within close reach, adding further convenience to this prime location.

Enjoying views over Enfield Cricket Club, the accommodation is arranged across three floors. The ground floor features a spacious kitchen/diner and a WC. On the first floor, there is a bright reception room and a generously sized double bedroom, which offers flexibility to be used as a second reception space or home office. The top floor comprises three well-proportioned bedrooms and a three piece family bathroom suite.

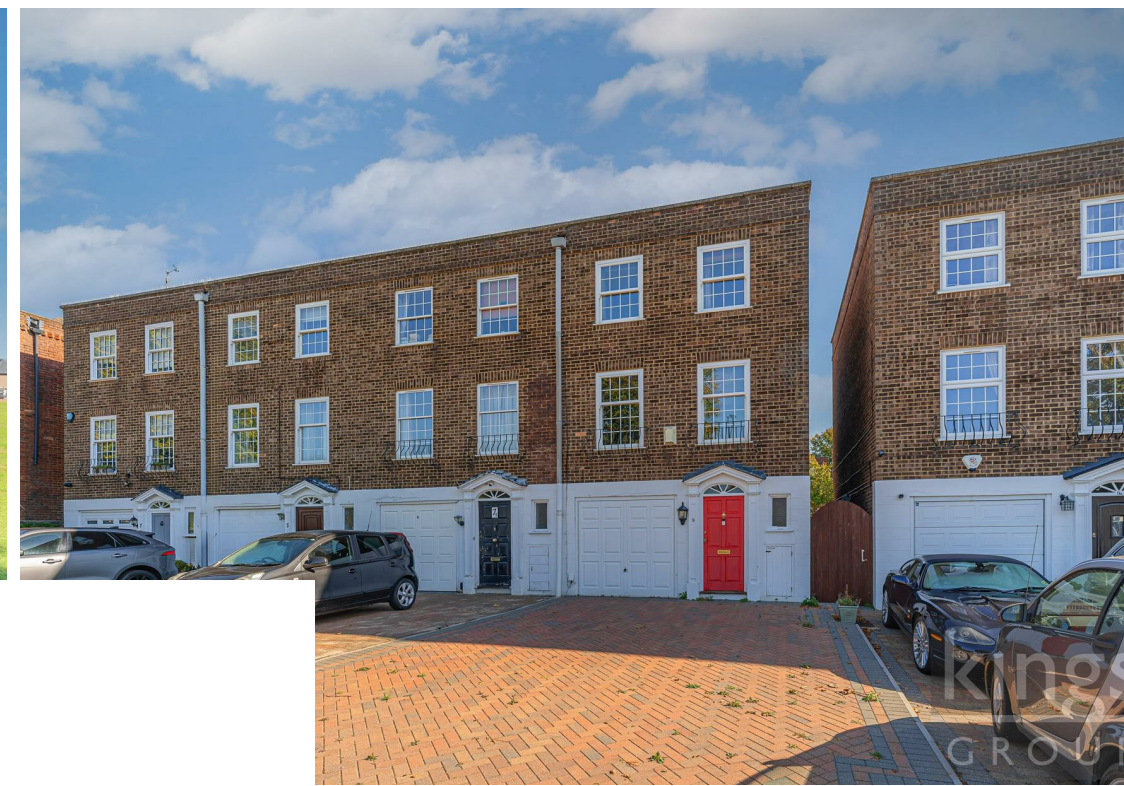
Additional benefits include a garage, off-street parking and the opportunity to personalise the space throughout. This property presents a fantastic blank canvas for any buyer looking to put their own stamp on a well-located, substantial family home.

Freehold  
Flood Risk "Low"  
Council Tax Band F  
Standard Construction  
EPC Rating D













## Wellington Road

Approximate Gross Internal Floor Area : 128.90 sq m / 1387.46 sq ft  
(Including Garage)

Garage Area : 13.10 sq m / 141.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.