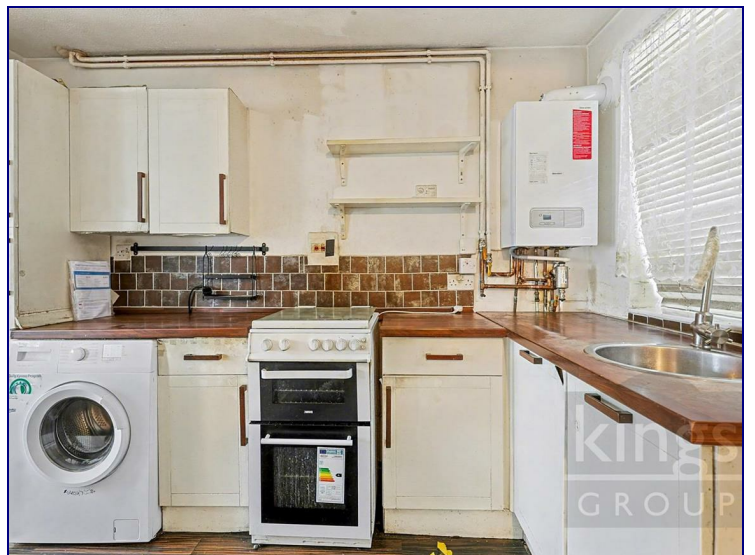
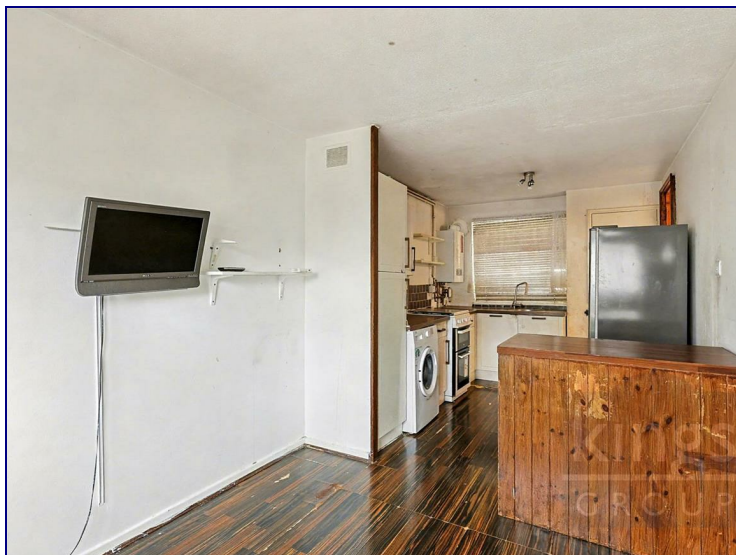


Roman Way, Enfield, EN1 1EG



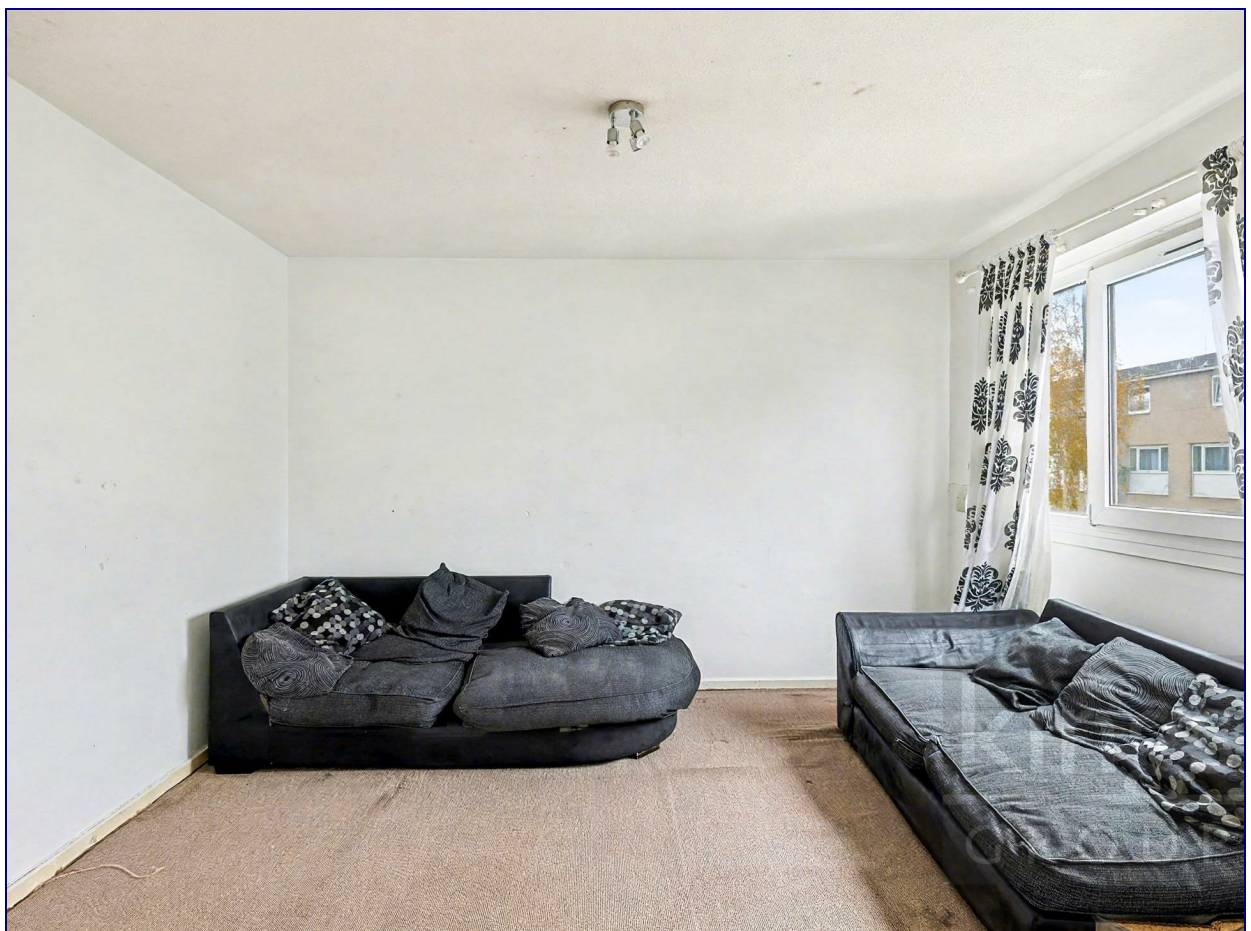
£285,000

Offered chain free, this spacious three bedroom split level first floor maisonette is ideally situated in the heart of Bush Hill Park. Perfectly positioned for convenience, the property lies within easy reach of local bus routes and just 0.3 miles from Bush Hill Park Station and 0.5 miles from Southbury Station, both providing direct links into the City.

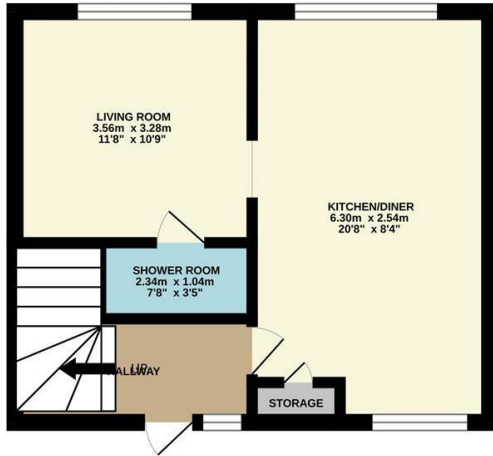
A fantastic choice for families, the home sits within the catchment area of several highly regarded schools, including Bush Hill Park Primary School, George Spicer Primary School, and Kingsmead School. Everyday amenities are close by, with local shops within walking distance, while Enfield Town Centre and Enfield Retail Park are just a short drive away, offering an excellent range of shopping and leisure facilities.

The accommodation is well laid out and generously proportioned, comprising an impressive 20ft kitchen/diner, a separate living room, a downstairs shower room, an upstairs family bathroom, and three good sized bedrooms. The property also benefits from a private balcony, ideal for relaxing or entertaining.

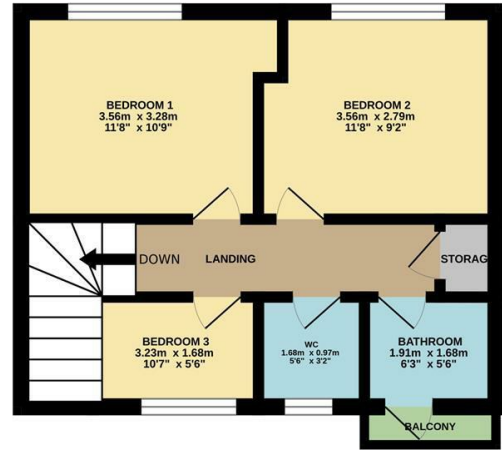
With its convenient location, spacious interior, and family friendly setting, this property represents an excellent opportunity for first time buyers, families, and investors alike.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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	71	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		

