



Halstead Road, EN1 1QA  
Enfield

FOR SALE  
Large  
GARDEN





kings  
GROUP

# Halstead Road, EN1 1QA

Positioned on a highly sought after residential street in Bush Hill Park, this sizeable three bedroom period terraced house is offered for sale on a chain free basis. In need of updating throughout, the property presents an ideal opportunity for any prospective buyer looking to put their own stamp on a home.

The accommodation comprises a spacious through lounge, capable of comfortably accommodating both living and dining areas, alongside a fitted kitchen and bathroom completing the ground floor. The first floor offers three well proportioned bedrooms, and while the property is generous as it stands, it also offers potential for further expansion into the loft, subject to the necessary planning permissions.

Externally, the property boasts an impressive rear garden, perfect for outdoor living and entertaining. The location is ideal, just a short distance from local green spaces including Bush Hill Park and Enfield Playing Fields. Transport links are excellent, with convenient access to local bus services, as well as Enfield Town and Bush Hill Park stations.

Families will benefit from being within the catchment area of some of Enfield's most sought-after schools, including George Spicer Primary School and Bush Hill Park Primary School. For motorists, the property offers excellent access to the A10, providing swift connections to the M25 and A406.

Just moments from Enfield Town Centre, residents can enjoy a wide range of shops, restaurants, and cafés to suit every lifestyle.

£425,000



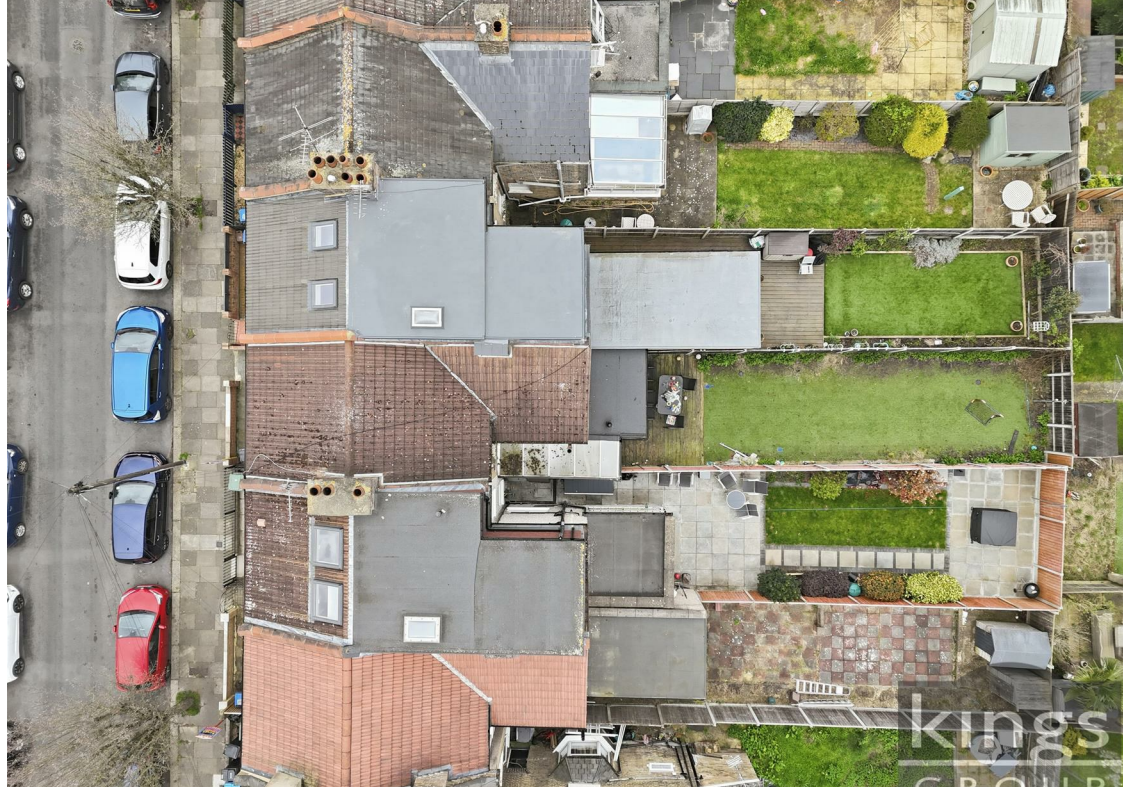
- Chain Free
- In Need of Modernisation Throughout, Ideal For Buyers Looking to Personalise Their Next Home
- Just a Short Distance From Local Green Spaces, Including Bush Hill Park and Enfield Playing Fields
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Just Moments From Enfield Town Centre, with its Wide Range of Shops, Restaurants, and Cafés to Suit Every Lifestyle
- A Generously Sized Three Bedroom Period Terrace House
- A Prime Residential Location Within Bush Hill Park
- Conveniently Located for Local Bus Services, as well as Enfield Town and Bush Hill Park Stations
- Excellent Access to the A10, Providing Swift Connections to the M25 and A406
- An Area Consistently Sought After for its Family Friendly Atmosphere



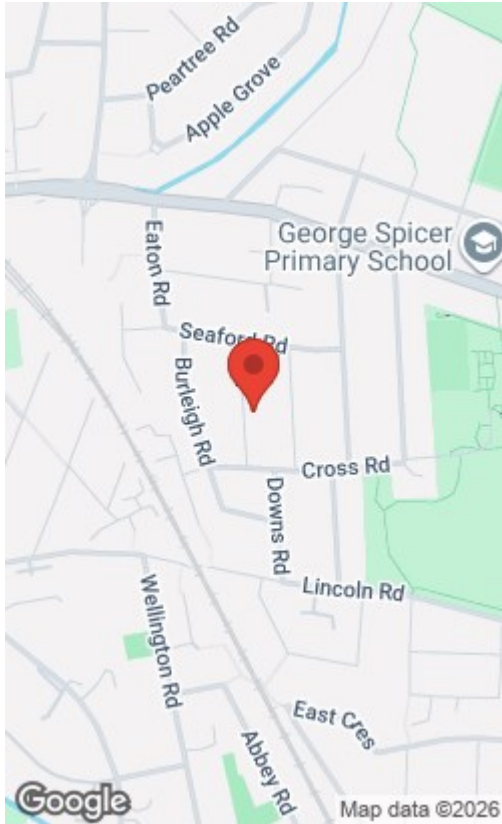


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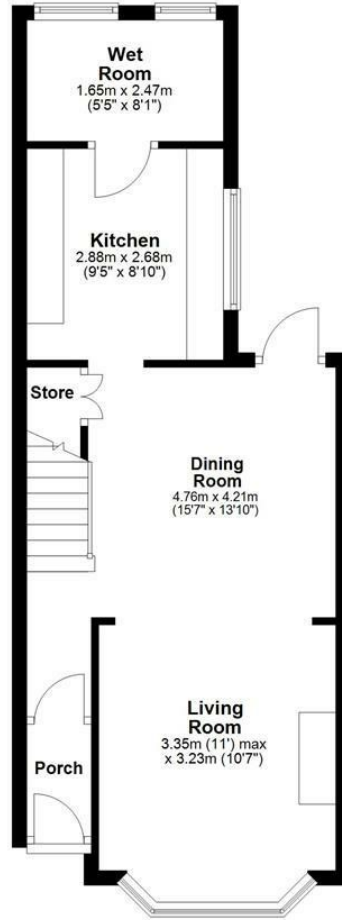
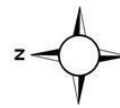


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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



### Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Halstead**

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25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

