



Millais Road, EN1 1EF
Enfield





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Offered chain free, this three-bedroom home presents a fantastic opportunity for buyers looking to put their own stamp on a property. While in need of complete refurbishment throughout, it offers excellent potential to create a personalized living space in a highly sought-after location. The ground floor features two reception rooms, a generous-sized kitchen/diner, a convenient downstairs WC, and a lean-to, providing versatile options for modern family living. Upstairs, the property comprises a family bathroom and well-proportioned bedrooms. The rear garden is mainly laid to lawn, offering a blank canvas for landscaping or outdoor entertaining. Conveniently located, the property is within easy reach of transport links, including Bush Hill Park Station (0.2 miles) and Southbury Station (0.6 miles). Families will appreciate being within the catchment area of highly regarded schools, such as George Spicer Primary School and Bush Hill Park Primary School. For commuters, the property offers easy access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas. Additionally, Enfield Town Centre, with its array of shops, restaurants, and amenities, is just a 5-10 minute drive away.

This property is ideal for those looking to take on a project and transform this house into their dream home. Contact us today to arrange a viewing!

Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Low

£450,000



- Chain Free
- In Need of Renovation Throughout-Perfect for Buyers Seeking to Personalise and Make a Home Their Own
- A Generous Sized Kitchen/Diner
- Mainly Laid to Lawn Rear Garden
- Within Catchment Area of Sought After Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Three Bedroom Victorian Terrace House
- Two Reception Rooms
- Downstairs WC and Upstairs Bathroom
- Within Close of Transport Links Including Bush Hill Park Station(0.2 miles) and Southbury Station(0.6 miles)
- Easy Access to the A10/M25/A406 All of Which Providing Good Access to Surrounding Areas



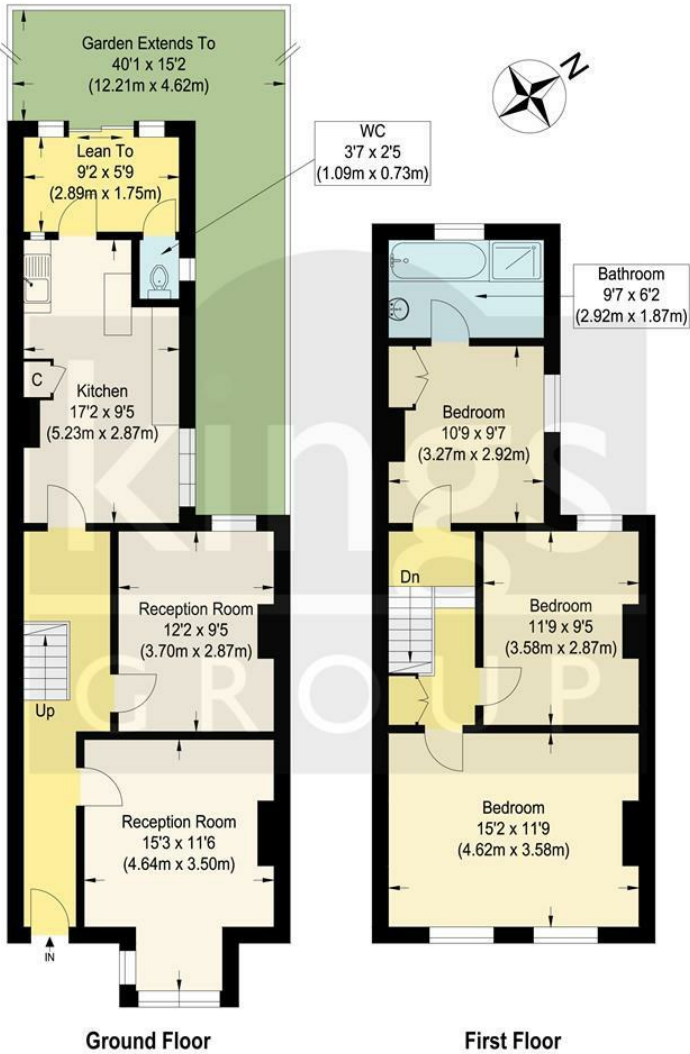
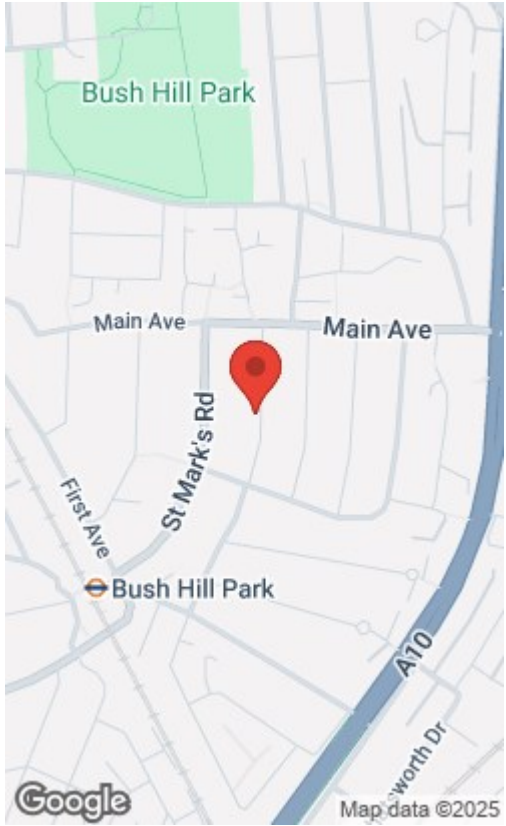


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Millais Road

Approximate Gross Internal Floor Area : 105.80 sq m / 1138.82 sq ft
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.

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

T: 0208 364 4118

E:

www.kings-group.net

