

Sittingbourne Avenue, Bush Hill Park

Offers Over £700,000

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- Beautifully Presented, Four Bedroom Property Offering 1,555 Sq Ft of Living Space Across Three Floors
- Period Features Throughout
- Open Plan Kitchen/ Dining Area with Bi Fold Doors to Garden
- 61 Ft South Easterly Facing, Mature Garden
- Potential to Extend to Rear and Convert Front for Off Street Parking
- Convenient for Local Shops, Amenities and a Range of Enfield's Green Spaces and Award Winning Parks, Including Enfield Town Park, Bush Hill Park Golf Club and Enfield Chase Tennis Club
- Excellent Transport Links, Walking Distance to Bush Hill Park Station (Liverpool St approx. 30 mins) and Grange Park Station (Moorgate approx. 30 mins)
- In Catchment of Raglan Infant and Junior Schools (OUTSTANDING), St. Paul's, Grange Park Primary, Merryhills, Keble Prep and Grange Park Prep, and St. Anne's Secondary (OUTSTANDING) and Southgate Secondary
- Walking Distance to Rosemount Nursery (OUTSTANDING)

For more images of this property please visit havilands.co.uk

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Havilands are delighted to offer for sale this BEAUTIFULLY PRESENTED, FOUR BEDROOM PROPERTY on Sittingbourne Avenue. Offering 1,555 sq ft of living space across three floors, the property benefits from a wealth of period features throughout, including three fireplaces, perfectly blended with contemporary finishes. The property itself is comprised of reception room and open plan kitchen/ dining room with bi fold doors to garden and features engineered wood flooring on the ground floor. Up on the first floor there are three bedrooms and family bathroom. Library staircase leads to expansive master bedroom on the second floor, complete with en-suite and extensive eaves storage. Outside mature, south easterly facing garden extends to 61ft and features a variety of shrubs, perennials and blossom trees, with spacious shed storage. Plus access via rear of property. This property offers huge potential to extend to the rear and convert to off street parking to the front (STTP).

Ideally located on highly sought after turning off Park Avenue, the property is convenient for local shops, amenities of Grange Park, Winchmore Hill and award winning green spaces including Enfield Town Park, Bush Hill Park Golf Club and Enfield Chase Tennis Club. Offering excellent transport links, the property is walking distance to both Bush Hill Park Station (Liverpool St approx. 30 mins) and Grange Park Station (Moorgate approx. 30 mins) and various bus routes are close by.

For families, the property is within catchment area of a wide range of highly regarded schools and nurseries, including; Raglan Infant and Junior Schools (OUTSTANDING), St. Paul's, Grange Park Primary, Merryhills, Keble Prep and Grange Park Prep, and St. Anne's Secondary (OUTSTANDING) and Southgate Secondary. Also within walking distance to Rosemount Nursery (OUTSTANDING).

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/2027 £2,771.60)
EPC: Currently 72C Potential 83B

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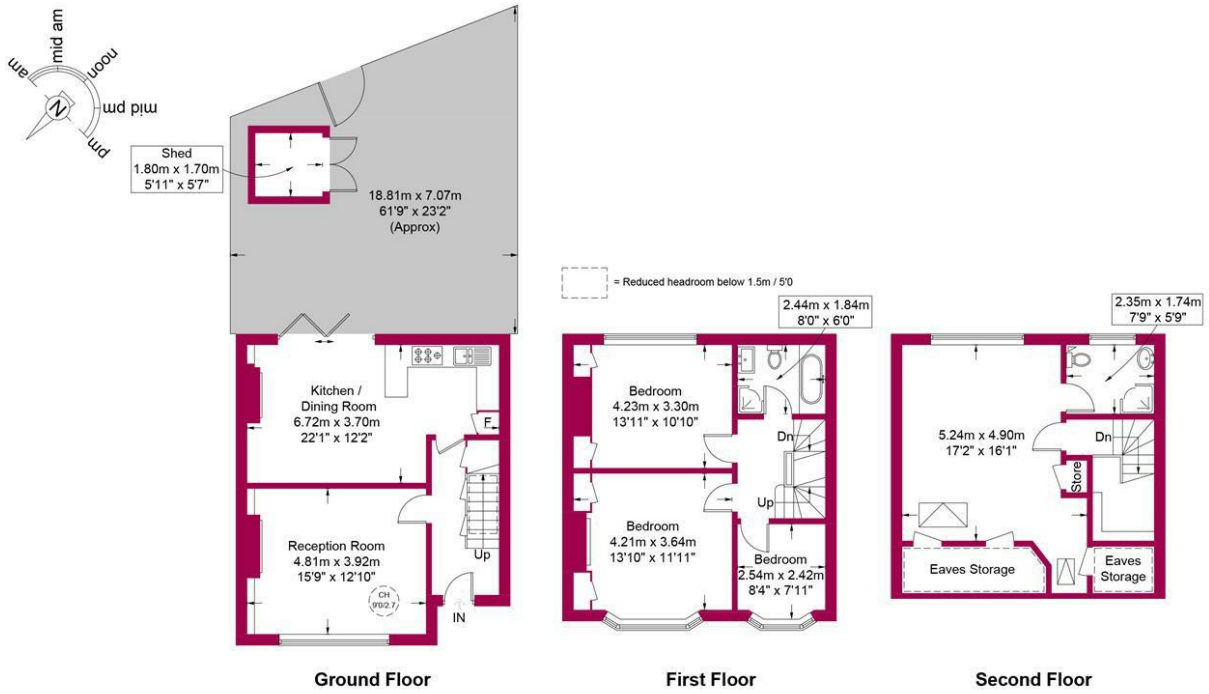
Sittingbourne Avenue, EN1

Approximate Gross Internal Area = 1555 sq ft / 144.5 sq m

Restricted Height / Eaves Storage = 87 sq ft / 8.1 sq m

Garden = 1322 sq ft / 122.8 sq m

Shed = 33 sq ft / 3.1 sq m



Ground Floor | **First Floor** | **Second Floor**

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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