



# Queen Annes Grove, Enfield

£1,150,000

**Havilands**

the advantage of experience



- Stunning Five Bedroom House
- Refurbished Throughout
- Gated Driveway - Off-Street Parking for 2 Vehicles
- South Facing Rear Garden
- Three Bathrooms & Utility Room
- Summer-House with Power, Lighting & Plumbing
- Within Catchment of Raglan Infant & Junior Schools (OFSTED Outstanding)
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to present for sale this STUNNING FIVE BEDROOM SEMI-DETACHED FAMILY HOME on Queen Annes Grove, EN1. Extending to approx. 2,434 sq ft across three floors, the property has been beautifully refurbished throughout and offers spacious, versatile accommodation ideal for modern family living.

Accessed via a gated driveway providing off-street parking for two vehicles, the house comprises four generous double bedrooms and a single bedroom (currently used as a study), two family bathrooms and an additional ground floor shower room. The ground floor features two elegant reception rooms alongside an impressive open-plan kitchen/diner, perfectly suited to both everyday living and entertaining. A separate utility room adds further practicality. Externally, the property enjoys a south-facing rear garden, ideal for making the most of sunlight throughout the day. To the rear is a substantial summer house complete with power, lighting and plumbing. Currently arranged as a gym and salon space, it was formerly used as a sauna and offers excellent potential for a variety of uses including home office or studio.

Positioned within the highly desirable Bush Hill Park area, the property falls within the catchment of sought-after schools including Raglan Infant School and Raglan Junior School. For commuters, Bush Hill Park railway station is within walking distance, offering direct rail links to Liverpool Street (approx. 30 mins). The A10 and A406 are also easily accessible. Local amenities are available along Bush Hill Parade, with further retail facilities at Colosseum Retail Park.

Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

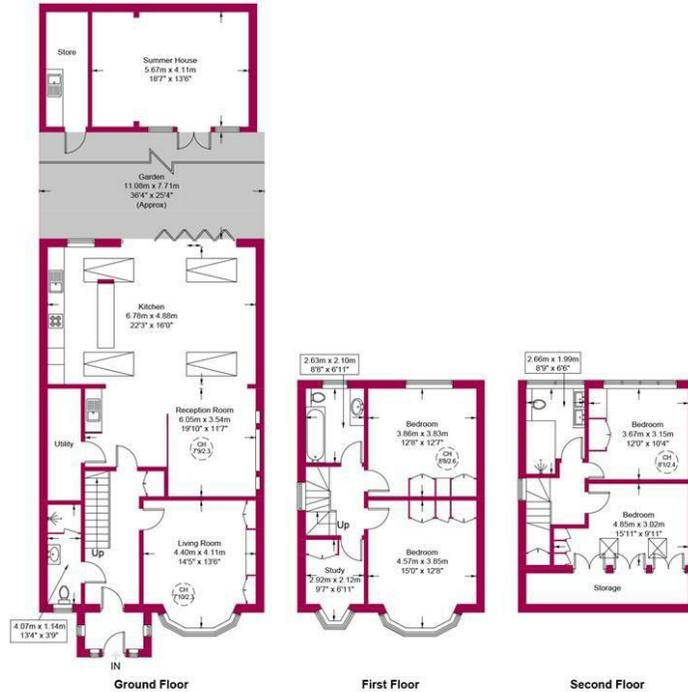
EPC Rating: Current 74(C); Potential 84(B)

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# Queen Annes Grove, EN1

Approximate Gross Internal Area = 2434 sq ft / 226.1 sq m

Restricted Height = 322 sq ft / 29.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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