

Abbey Road, Bush Hill Park

Guide Price £575,000

Havilands

the advantage of experience







- **Guide Price £575,000-£625,000**
- Four Bedroom Townhouse with Flexible Living
- Sought After, Tree Lined Road
- Close to Bush Hill Park Station (Liverpool Street approx. 30 mins)
- Convenient for Local Shops, Amenities and Green Spaces
- Well Placed for Sought After Schools Including George Spicer Primary School as well as Raglan Infant and Junior Schools

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

Havilands

the advantage of experience









Guide Price £575,000-£625,000
Havilands are delighted to offer for sale this FOUR BEDROOM TOWNHOUSE on Abbey Road, EN1. Beautifully presented throughout and offering 1,355 sq ft of flexible living space across three floors the property benefits from off street parking and a low maintenance garden. The property itself is comprised of kitchen, utility, converted garage ideal for storage and w/c on the ground floor. Up on the first floor there is a large reception room and study/bedroom. Up on the second floor there three good sized bedrooms and four piece bathroom. Outside the low maintenance garden extends to 48ft.
Ideally located on a quiet, tree lined turning off the ever popular Wellington Road, the property is within easy reach of Bush Hill Park Station (Liverpool Street approx. 30 mins) and local shops, amenities and green spaces. For families the property is convenient for George Spicer Primary School as well as Raglan Infant and Junior Schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council tax Band: E (2026/27 £2,771.60)
EPC: Currently: 72C Potentially 77C

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

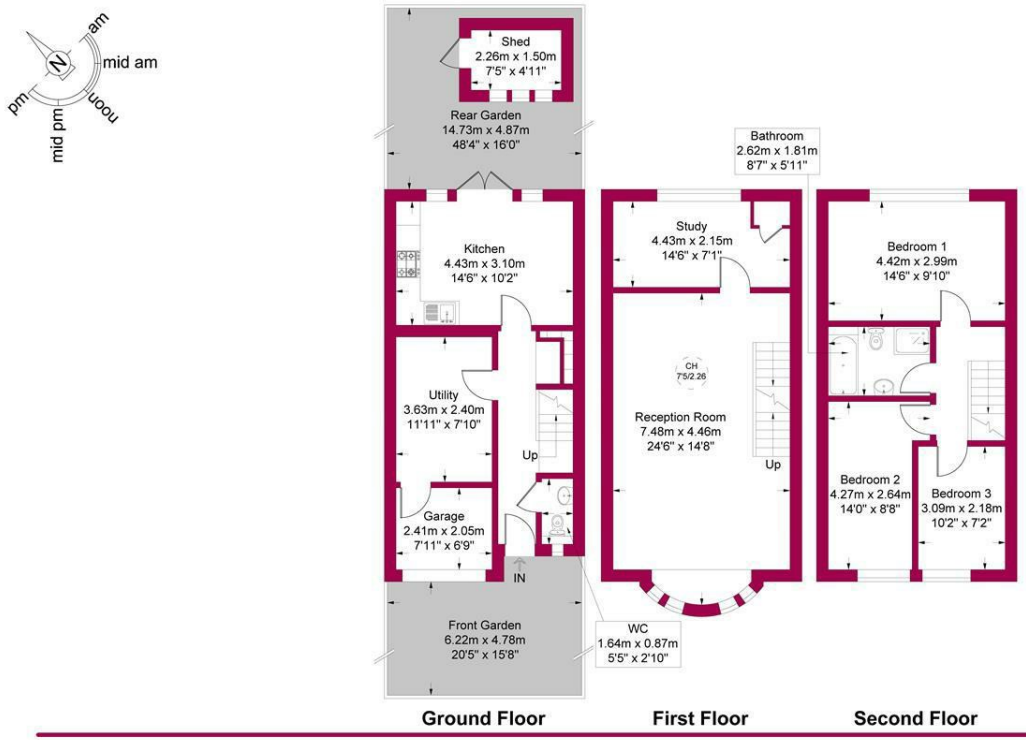
Havilands
the advantage of experience

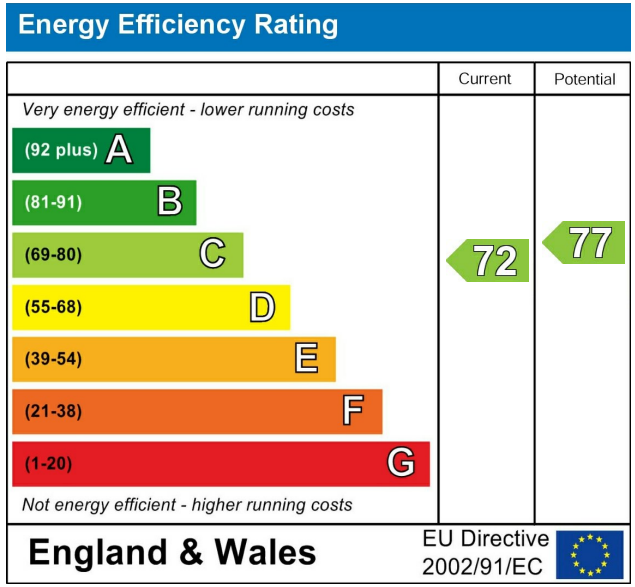
Abbey Road, EN1

Approximate Gross Internal Area = 1355 sq ft / 125.9 sq m
(Including Garage&Outhouse)

Garage = 53 sq ft / 4.9 sq m

Outhouse = 36 sq ft / 3.3 sq m





Havilands

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

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience