



Wellington Road, Enfield

Offers Over £810,000

Havilands

the advantage of experience



- Stunning, Four Bedroom, Two Bathroom Semi Detached Property on Wellington Road EN1
- Tastefully Decorated with Period Features Throughout
- Off Street Parking
- 52 ft Garden
- Close to Bush Hill Park Station (Liverpool St Approx. 35 mins)
- Close to Sought After Schools including Raglan Infant and Junior Schools (OUTSTANDING) and Latymer Secondary

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



Havilands are delighted to present for sale this Stunning Four Bedroom, Two Bath Semi-Detached Property on Wellington Road, N14. Tastefully decorated throughout and offering period charm in abundance the property benefits from off street parking, a garden room and a beautifully maintained garden extending to 52 ft. Comprised of through lounge, kitchen, dining room and downstairs w/c on the ground floor. Up on the first floor three bedrooms and family bathroom. Up on the second floor there is a further bedroom and en suite shower room.

Located on the highly sought after turning close to Bush Hill Park Station (Liverpool St Station approx.35 mins) local shops and sought after schools including Raglan Infant and Junior schools (OUTSTANDING) and Latymer Secondary. Viewing highly recommended.

Tenure: Freehold
 Local Authority: Enfield
 Council Tax Band: E (2026/2027 £2,771.60)
 EPC: Currently 50E Potentially 74D

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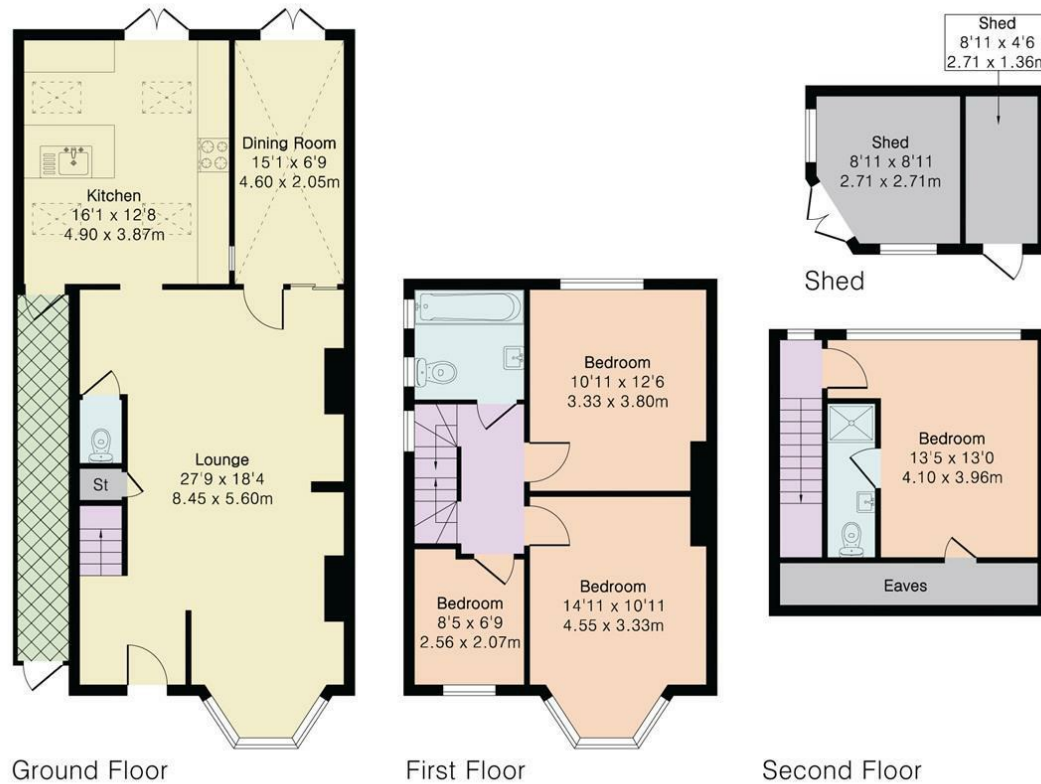
Approximate Gross Internal Area 1513 sq ft - 141 sq m

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor Area 214 sq ft – 20 sq m

Shed Area 119 sq ft – 11 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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come by and meet the team

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