

Sittingbourne Avenue, Bush Hill Park

Offers In Excess Of £585,000

Havilands

the advantage of experience







- Three Bedroom, Terrace Property
- Chain Free
- Bush Hill Park/ Winchmore Hill Borders
- Front Garden is Block Paved in Readiness for Off Street Parking (Subject to Relevant Permissions for Drop Kerb)
- 58ft Rear Garden
- In Catchment of Raglan Infant and Junior Schools (OUTSTANDING), Grange Park Prep School and Edmonton County and The Latymer Secondary Schools
- Excellent Transport Links including Bush Hill Park Station (Liverpool Street approx. 30 mins) and Grange Park National Rail (Moorgate approx. 30 mins) as well as several Bus Routes
- Convenient for Local Shops as well as a Wide Variety of Shops, Cafes and Amenities found in close by Enfield Town Shopping Centre and Winchmore Hill Green

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

Havilands

the advantage of experience









Havilands are pleased to offer for sale this CHAIN FREE, THREE BEDROOM, TERRACE PROPERTY on Sittingbourne Avenue, EN1. Offering 1,145 sq ft of living space and located on a sought after turning on the borders of Bush Hill Park and Winchmore Hill. The property itself is comprised of porch entrance, two reception rooms and kitchen on the ground floor. Up on the first floor there are three bedrooms and family bathroom. Outside the rear garden extends to 58ft and and the front garden is block paved readiness for off street parking (subject to relevant permissions for drop kerb).

Ideally located close to local shops and excellent transport links including Bush Hill Park Station (Liverpool Street approx. 30 mins) and Grange Park National Rail (Moorgate approx. 30 mins) as well as several bus routes. Also within easy reach are a wide variety of shops, cafes and amenities found in close by Enfield Town Shopping Centre and Winchmore Hill Green. The property also benefits from being close to several green spaces including Bury Lodge Gardens and Enfield Town Park. For families the property is in catchment of Raglan Infant and Junior Schools (OUTSTANDING), Grange Park Prep School and Edmonton County and The Latymer Secondary Schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 64D Potentially 85B

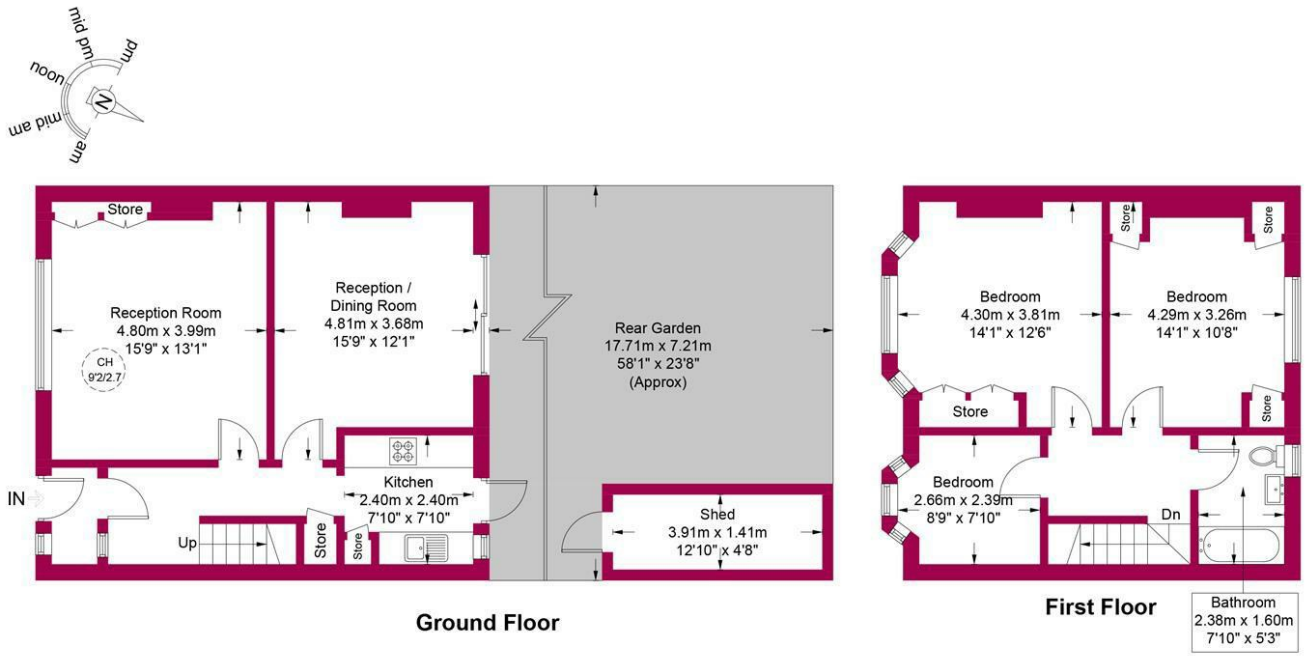
For more images of this property please visit havilands.co.uk

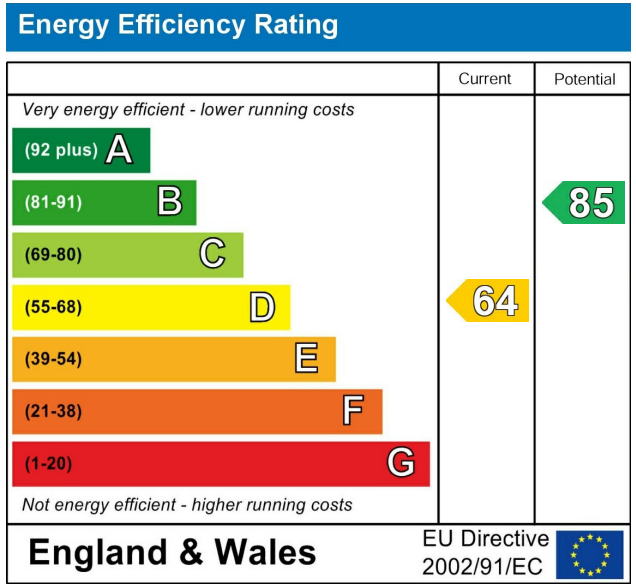
Havilands
the advantage of experience

Sittingbourne Avenue, EN1

Approximate Gross Internal Area = 1145 sq ft / 106.4 sq m
(Including Shed)

Shed = 59 sq ft / 5.5 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