Park Avenue, Enfield

£840,000

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- Four bedroom semi-detached family home
- Approx. 1908 sq ft of well-proportioned accommodation
- Two reception rooms plus kitchen and downstairs WC
- Two bathrooms
- Chain free sale
- 60ft rear garden, detached garage and off-street parking
- Potential to Extend (STPP)
- Walking distance to Bush Hill Park Overground (Liverpool Street approx. 30 mins)
- Close to shops and amenities along London Road, including Sainsbury's Local
- Within catchment of Raglan Infant & Junior Schools and close to sought-after secondary schools including Kingsmead, Enfield County & Enfield Grammar

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

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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM SEMI-DETACHED HOUSE ideally located on the borders of Bush Hill Park and Winchmore Hill. Offering 1908sqft of well-proportioned accommodation, the property provides excellent scope for a purchaser to modernise and enhance to their own taste.

The accommodation comprises four bedrooms, two reception rooms, kitchen, family bathroom, downstairs WC and additional bathroom facilities, providing flexible living space well suited to family life. Externally, the property benefits from a 60ft rear garden, detached garage and off-street parking. There is also significant potential to extend to the rear and into the loft (STPP).

Ideally positioned for commuters, the property is within walking distance of Bush Hill Park Overground Station, offering direct rail links into London Liverpool Street (approx. 30 minutes). There is also convenient access to both the A10 and A406, providing excellent road links across Greater London.

For families, the property falls within catchment of Raglan Infant and Raglan Junior Schools, with sought-after secondary options including Kingsmead School, Enfield County School for Girls and Enfield Grammar School. A range of shops and amenities are within walking distance along London Road, including a Sainsbury's Local, with further facilities available in Winchmore Hill and Bush Hill Park. Viewing is highly recommended.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band F (£3125.81 25/26)
EPC Rating: Current 60(D); Potential 86(B)

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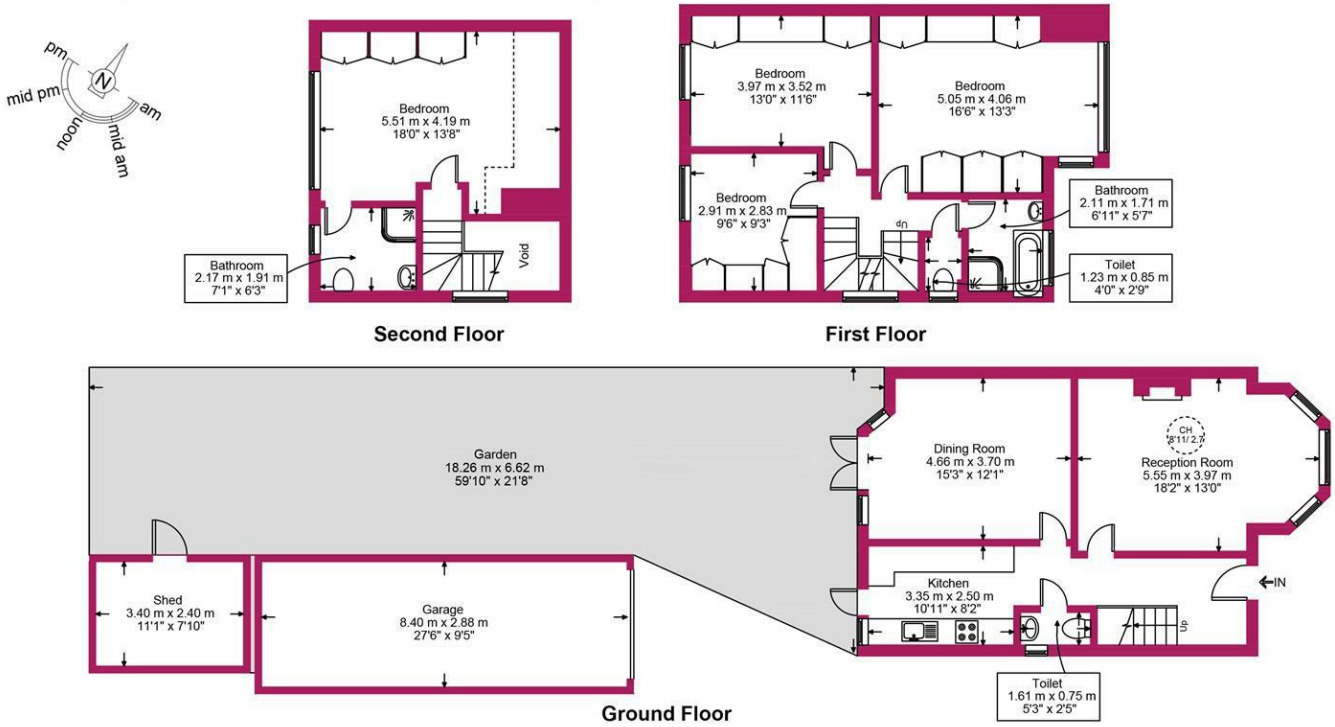
Approximate Gross Internal Area = 1908 sq ft / 177.3 sq m

Restricted Height = 46.2 sq ft / 4.3 sq m **Shed** = 87 sq ft / 8.1 sq m **Garage** = 260 sq ft / 24.19 sq m (Including Restricted Height, Shed & Garage)



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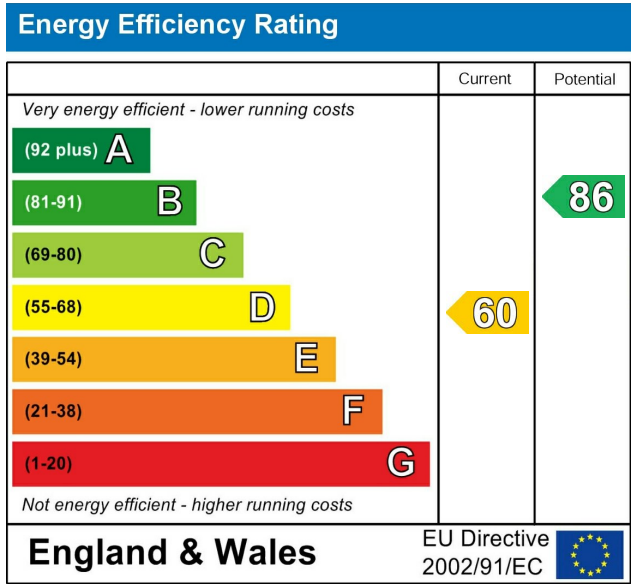
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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

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