



# Ash Grove, Bush Hill Park

£750,000

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- Three Bedroom Semi-Detached Dormer Bungalow
- Approx. 1,254 Sq Ft Of Internal Accommodation
- Spacious Open-Plan Kitchen/Dining Room
- Bay-Fronted Reception Room
- Two Family Bathrooms & Utility Room
- South Facing Garden Extending To Approx. 60 Ft
- Excellent Transport Links To Central London
- Close To Highly Regarded Local Schools
- Convenient Access To A10, A406 & M25
- Off Street Parking



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



Havilands are pleased to present this ATTRACTIVE, THREE BEDROOM, SEMI-DETACHED DORMER BUNGALOW on Ash Grove EN1. Offering approximately 1,254 sq ft of living space and benefits from off street parking and a south facing garden. The property itself is comprised of entrance hall, bay-fronted reception room, spacious open-plan kitchen/dining room with access to the rear garden, utility room, ground floor bedroom and family bathroom. To the first floor there are two further double bedrooms, an additional family bathroom and storage. Outside, the well-maintained south facing garden extends to approximately 60ft, providing an ideal space for outdoor entertaining and family living.

Conveniently located for Bush Hill Park Station (London Liverpool Street approx. 30 mins), as well as the shops, restaurants and amenities of Bush Hill Park and Enfield Town. The property is close to several green spaces including Bury Lodge Gardens. Ideal for families, the property is within catchment for a number of highly regarded schools including The Raglan Junior School (Outstanding), Raglan Junior School (Outstanding) and Edmonton County Secondary School.

Tenure: Freehold

Local Authority: Enfield

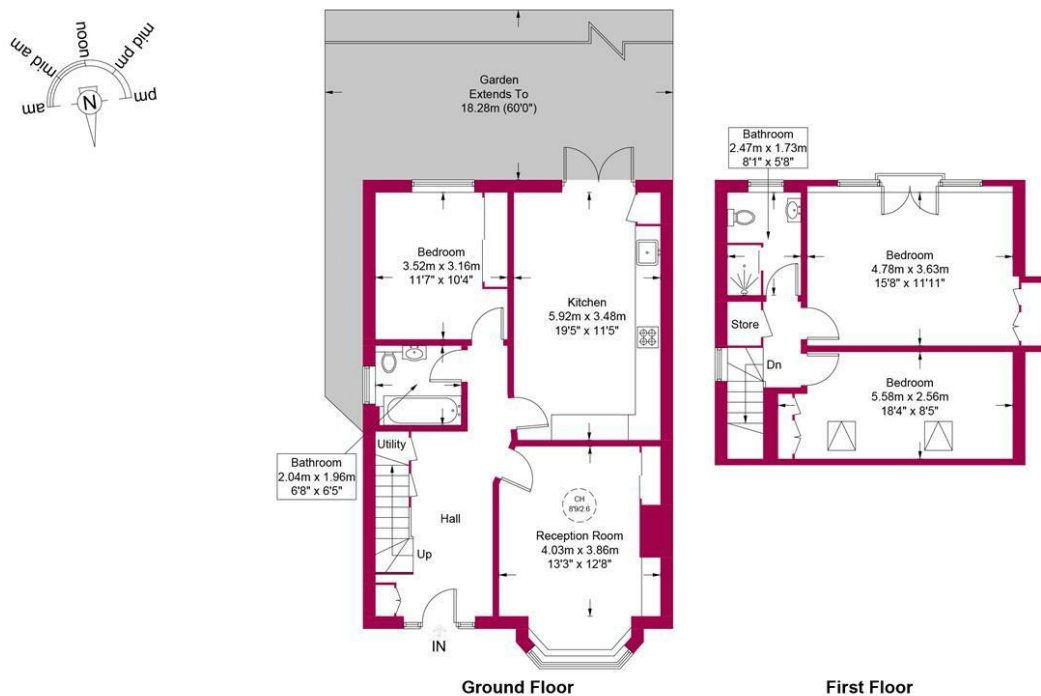
Council Tax Band: E (2026/2027 £2,771.60)

EPC: Currently 74D Potentially 83D

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## Ash Grove, EN1

Approximate Gross Internal Area = 1254 sq ft / 116.5 sq m



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</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 |           |

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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.



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come by and meet the team

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