

Cotswold Way, Enfield

£1,350,000

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- SUBSTANTIAL FIVE/SIX BEDROOM Family Home.
- Integrated Garage And Driveway.
- Large Open-Plan Kitchen/Reception Room, With Sky Lights And Glass Doors For Access To The Garden.
- Side Access To The Rear Garden Which Extends To 92'5".
- In The Garden There Is An Additional Outhouse/Garage.
- Local Transport; Oakwood Underground Station (Piccadilly Line), Grange Park Station And Enfield Chase National rail.
- Falls Within Catchment Of Highlands Secondary School (Outstanding), Grange Park Primary School, Merryhills Primary School And Eversley Primary School (Outstanding).
- Green Spaces Close By Are Trent park, Boxers Lake And Enfield Golf Club.

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

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Haviland's presents this SUBSTANTIAL SIX/FIVE BEDROOM family home on Cotswold Way, EN2. Offering an impressive 3,054 sq ft of accommodation, including the integrated garage and a driveway, with close proximately to outstanding schools.

This generously proportioned property is arranged over three floors and provides a versatile layout.
The ground floor is particularly impressive, featuring a large open-plan kitchen/reception room, with sky lights and glass doors providing views and access towards the rear west facing garden. The property also benefits from a separate dining room and a further living room, providing several separate areas for both everyday living and entertaining. The ground floor is accompanied with a WC and internal access to the garage providing additional storage. The first floor provides five bedrooms, 4 of these bedrooms have built in storage/wardrobes, including two bedrooms with en-suite facilities. The first floor also benefits with an additional family bathroom. Finally the second floor provides an additional sixth bedroom. This property has side access to the rear garden which extends to 92'5", in the garden there is an additional outhouse/garage.

The location also offers access to local transport; Oakwood Underground Station (Piccadilly Line), Grange Park Station and Enfield Chase National rail. Also having Bus routes that are within easy reach. Ideally located for families as this property falls within catchment of Highlands Secondary School (OUTSTANDING), Grange Park Primary School, Merryhills Primary School and Eversley Primary School (OUTSTANDING). Green spaces close by are Trent park, Boxers Lake and Enfield Golf Club.

Property information:
Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F (2026/27 £3,275.52)
EPC: Currently 72C, Potentially 80C

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Cotswold Way, EN2

Approximate Gross Internal Area = 3054 sq ft / 283.7 sq m
(Including Restricted Height & Garage)

Restricted Height = 101 sq ft / 9.3 sq m

Garage = 341 sq ft / 31.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

RICS Certified Property Measurer

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