



# Chatsworth Drive, Enfield

£525,000

Havilands

the advantage of experience



- Three Bedroom Terraced Property with 1,381 Sq Ft of Living Space
- Off Street Parking
- 44 Ft South Easterly Garden featuring Double Garage with Rear Access
- Bonus Loft Room/ Study
- Within Easy Reach of Great Cambridge Road and Bush Hill Park Station (Liverpool St Approx. 35 Mins)
- In Catchment of OUTSTANDING Schools including Galliard and Raglan Infant and Junior School



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



Havilands are pleased to offer for sale this **THREE BEDROOM, TERRACED PROPERTY** on Chatsworth Drive EN1. Well presented throughout and offering 1,381 sq ft of living space the property benefits from off street parking, a loft room, double garage with rear access and south east facing garden. The property itself is comprised of reception room and open plan kitchen/ dining room on the ground floor. Up on the first floor there are three bedrooms and a family bathroom. On the second floor there is a bonus loft room/ study. Outside the well kept garden extends to 44 ft and enjoys a south easterly position and features a double garage. Located on a quiet turning, within easy reach of Great Cambridge Road and Bush Hill Park Station (Liverpool St approx. 35 mins). Plus the property is convenient for local shops, green spaces and is in catchment of **OUTSTANDING** schools including Galliard and Raglan Infant and Junior School. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: D (2026/27 £2,267.67)

EPC: Currently 73C Potentially 81B

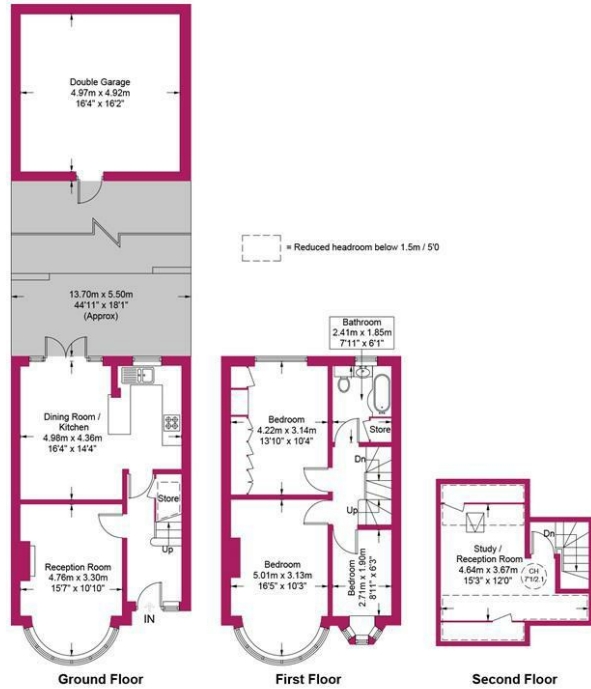
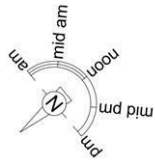
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# Chatsworth Drive, EN1

Approximate Gross Internal Area = 1381 sq ft / 128.3 sq m

Restricted Height = 108 sq ft / 10.0 sq m

Garden Room = 268 sq ft / 24.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>81</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	



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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