



# Sterling Road, Enfield

Offers In Excess Of £475,000

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- Two Double Bedroom Period Property
- South Facing Rear Garden and Garden Office
- Walking Distance to Gordon Hill Mainline Station (Moorgate approx 40mins)
- Within Catchment of St. Michael's CofE and One Degree Primary (Outstanding)
- Within Catchment of Wren and Chace Community Secondary Schools
- Local Shops Nearby inc. Sainsburys Local
- Hilly Fields & Forty Hall Estate Within Easy Reach
- Original Stained Glass Feature Window
- Double Glazed Sash Windows



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Havilands are delighted to offer For Sale, this TWO BEDROOM HOUSE located on Sterling Road, Enfield. This charming period property offers 766sqft of living space and is an ideal starter home for those looking to get onto the property ladder. The house is comprised of two double bedrooms, spacious lounge/diner, kitchen and family bathroom. The property also benefits from a south facing, low maintenance, rear garden housing a home office with power and lighting. Well presented throughout, the property features include original stained glass window, fireplace and double glazed sash windows.

The property is ideal for commuters with Gordon Hill Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx 40mins) with connections to Overground, Underground & Thameslink services. The house also falls within the catchment area of sought after local schools including St. Michael's CofE and One Degree Academy (OUTSTANDING) as well as secondary schools including Wren Academy and Chace Community.

Within walking distance from the property are a number local shops and amenities along Lancaster Road including Sainsburys local with a larger range of shopping facilities nearby in both Enfield town centre and Colosseum Retail Park. There is plenty of green space nearby too with Hilly Fields and Forty Hall Estate both within easy reach of the house. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with one of the team.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band (£1835.98 24/25)

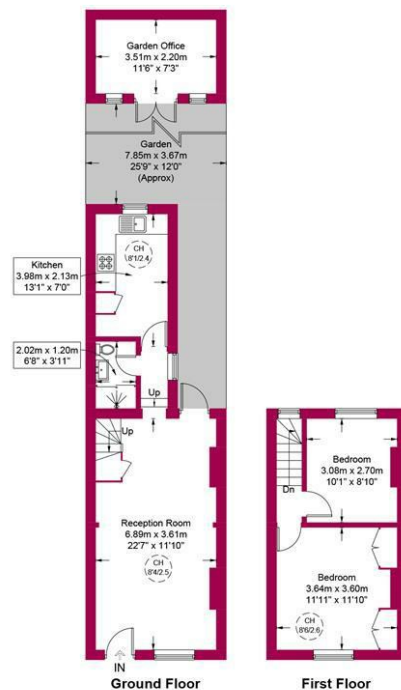
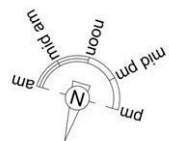
EPC Rating: Current 69(C); Potential 89(B)

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

## Sterling Road, EN2

Approximate Gross Internal Area = 766 sq ft / 71.2 sq m

Garden Office = 87 sq ft / 8.1 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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