


# Percival Road, Bush Hill Park

Offers Over £550,000

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- Beautifully Presented Three Bedroom, Two Bathroom Property
- 43ft Westerly Garden Backing Directly onto Bush Hill Park
- Large Modern Kitchen with Central Island, Sky Lights and Bi-Fold Doors
- Master Bedroom Includes En-Suite, Built In Storage and Juiliet Balcony
- Convenient for Bush Hill Park Station (Liverpool St approx. 30 mins) Local Bus Routes and Ease of Access to A10 Great Cambridge Road
- Well Placed for Enfield Town Shopping Centre with its Abundance of Shops, Cafes, Amenities and Green Spaces
- In Catchment of George Spicer Primary, Bush Hill Park Primary and Kingsmead Secondary Schools

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

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Havilands are delighted to offer for sale this beautifully presented three bedroom, two bathroom terrace property on Percival Road, EN1. Offering 1,281sq ft of living space the property has been tastefully restored throughout and enjoys views backing directly onto Bush Hill Park.

The property itself is comprised of open plan reception room/ dining room and large modern kitchen with central island and bi-fold doors to garden. Up on the first floor there are two double bedrooms, with built in storage to the front bedroom and four piece family bathroom. Up on the second floor the master suite features en-suite bathroom, built in storage and juiliet balcony overlooking picturesque Bush Hill Park. Outside the well kept garden extends to 43 ft and enjoys a westerly orientation and backs directly onto park.

Ideally located for transport links with Bush Hill Park Station (Liverpool St approx. 30 mins) and local bus routes close by, plus ease of access to A10 Great Cambridge Road. The property is also well placed for Enfield Town shopping centre with its abundance of shops, cafes and amenities. Plus green spaces including Bush Hill Park and Enfield Town Park and close by.

For families the property is in catchment of George Spicer Primary, Bush Hill Park Primary and Kingsmead Secondary Schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

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

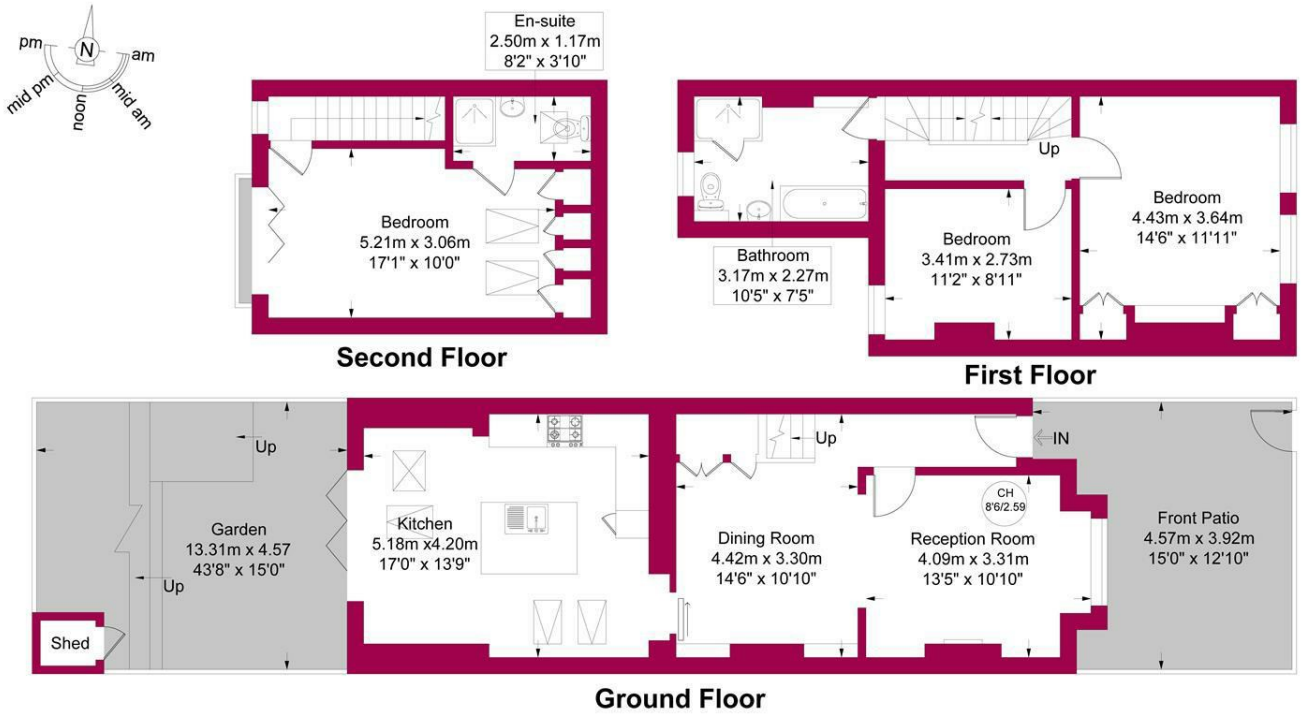
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**Percival Road, EN1**

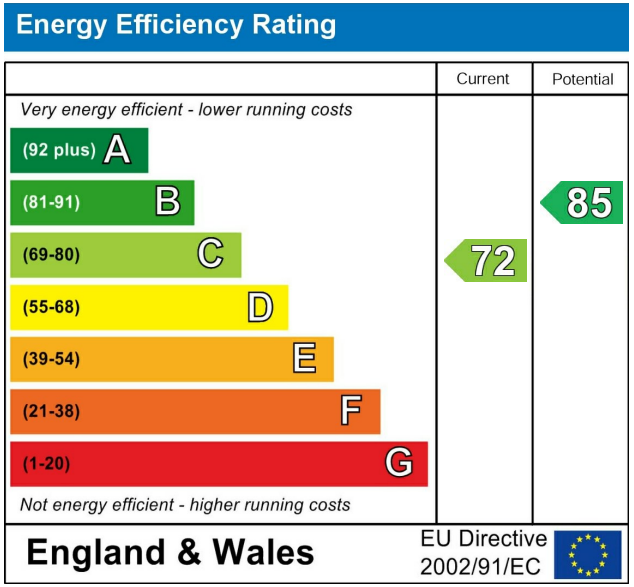
**Approximate Gross Internal Area** = 1281 sq ft / 119.0 sq m




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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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