Abbey Road, Bush Hill Park

Guide Price £575,000

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- **Guide Price £575,000-£625,000**
- Four Bedroom Townhouse with Flexible Living
- Sought After, Tree Lined Road
- Close to Bush Hill Park Station (Liverpool Street approx. 30 mins)
- Convenient for Local Shops, Amenities and Green Spaces
- Well Placed for Sought After Schools Including George Spicer Primary School as well as Raglan Infant and Junior Schools

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

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Havilands are delighted to offer for sale this FOUR BEDROOM TOWNHOUSE on Abbey Road, EN1. Beautifully presented throughout and offering 1,355 sq ft of flexible living space across three floors the property benefits from off street parking and a low maintenance garden. The property itself is comprised of kitchen, utility, converted garage ideal for storage and w/c on the ground floor. Up on the first floor there is a large reception room and study/bedroom. Up on the second floor there three good sized bedrooms and four piece bathroom. Outside the low maintenance garden extends to 48ft.

Ideally located on a quiet, tree lined turning off the ever popular Wellington Road, the property is within easy reach of Bush Hill Park Station (Liverpool Street approx. 30 mins) and local shops, amenities and green spaces. For families the property is convenient for George Spicer Primary School as well as Raglan Infant and Junior Schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council tax Band: E (2026/27 £2,771.60)
EPC: Currently: 72C Potentially 77C

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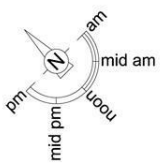
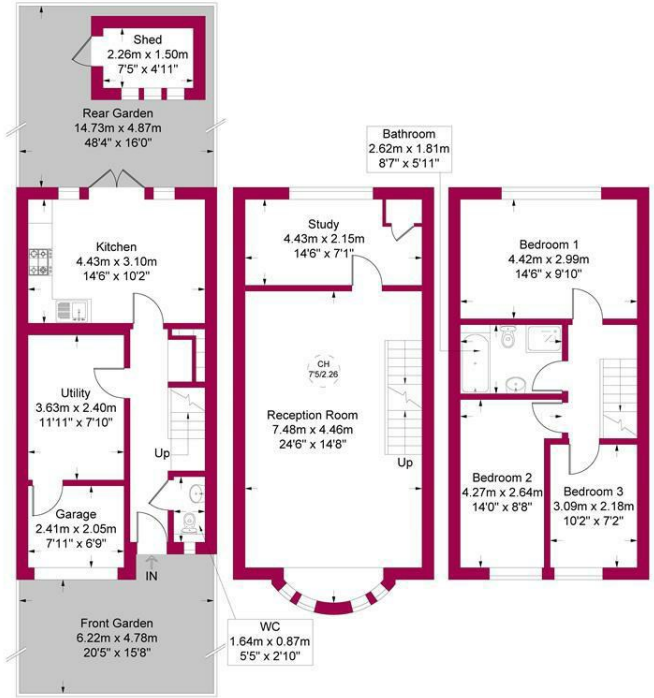
Abbey Road, EN1

Approximate Gross Internal Area = 1355 sq ft / 125.9 sq m
(Including Garage&Outhouse)

Garage = 53 sq ft / 4.9 sq m

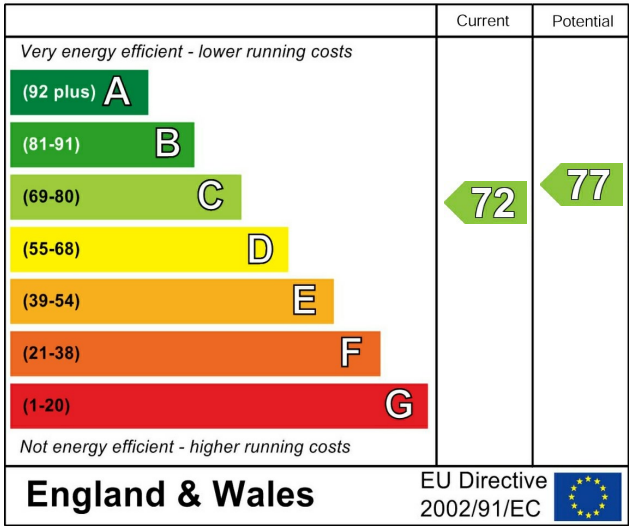
Outhouse = 36 sq ft / 3.3 sq m





Ground Floor **First Floor** **Second Floor**

Energy Efficiency Rating



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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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