



# Wellington Road, Bush Hill Park

£1,165,000



the advantage of experience



- Attractive Six Bedroom, Two Bathroom Semi-Detached Property
- 2,712 Sq Ft of Living Space
- Charming Period Features Throughout
- Detached Double Garage
- 95Ft Garden
- En-Suite to Master Bedroom
- Close to Bush Hill Park Station (Liverpool St Station approx. 35 Mins)
- In Catchment for Raglan Infant and Junior Schools



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



Havilands are delighted to offer for sale this ATTRACTIVE, SIX BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY on highly sought after Wellington Road, EN1. Offering 2,712 sq ft of living space the property benefits from charming period features throughout, a detached double garage and 95ft garden. The property itself is comprised of porch entrance, two reception rooms, kitchen and utility on the ground floor. Up on the first floor there are three bedrooms, with en-suite to master, and family bathroom. On the second floor there are three further bedrooms, two with built-in storage, and a w/c. Outside mature garden extends to 95ft.

Ideally located on this highly sought after Bush Hill Park turning, within easy reach of Bush Hill Park Station (Liverpool St approx. 35 mins), local shops and amenities and sought after schools including Raglan Infant and Junior schools (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/2027 £3,779.45)

EPC: Currently 66D Potentially 79C

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

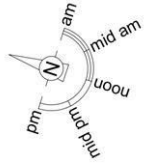
# Wellington Road, EN1

Approximate Gross Internal Area = 2712 sq ft / 252.0 sq m

Restricted Height = 68 sq ft / 6.3 sq m

Outhouse = 67 sq ft / 6.2 sq m

Garage / Shed = 288 sq ft / 26.8 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>76</b>
(55-68) <b>D</b>		<b>66</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.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

