



# Village Road, Enfield

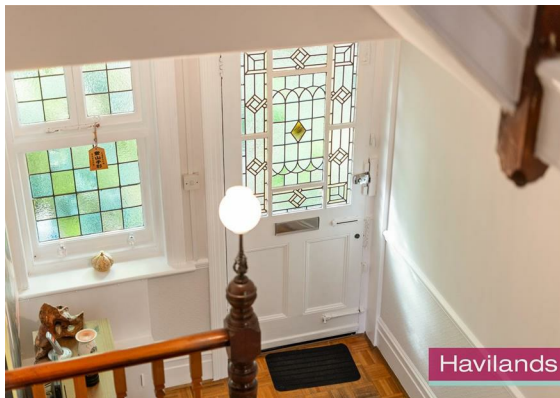
£1,375,000

**Havilands**

the advantage of experience



- Stunning, Six Bedroom, Three Bathroom Semi-Detached Property
- 3,082 sq ft of Living Space and 133 ft Garden
- Off Street Parking and Garage
- Period Features
- Two Reception Rooms, Kitchen and Utility
- En-Suite and Built-In Wardrobes to Master Bedroom
- Convenient for Bush Hill Park Station (Liverpool Street approx. 35 mins) Various Bus Routes, Local Shops and Several Green Spaces
- In Catchment of Raglan Infant and Junior Schools (OUTSTANDING) and Edmonton County, Enfield County and Enfield Grammar Secondary Schools



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



Havilands are delighted to present for sale this STUNNING, SIX BEDROOM, THREE BATHROOM SEMI-DETACHED PROPERTY on Village Road, EN1. Offering an impressive 3,082 sq ft of living space the property benefits from off street parking, garage, an incredible 133ft garden and period features throughout. The property itself is comprised of elegant hallway entrance, two reception rooms, kitchen, utility room, downstairs w/c and integrated garage on the ground floor. Up on the first floor there are three bedrooms, with en-suite to master and built-in wardrobes to two of the bedrooms, plus family bathroom. Up on the second floor there are three further bedrooms with the sixth currently being used as a study, shower room and separate w/c. Outside the mature, south easterly garden extends to 133ft. Located on the sought after Village Road, convenient for Bush Hill Park Station (Liverpool Street approx. 35 mins) various bus routes, local shops and several green spaces including Bury Lodge Gardens and Enfield Town Park. For families the property is in catchment of Raglan Infant and Junior Schools (OUTSTANDING) and Edmonton County, Enfield County and Enfield Grammar Secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2025/26 £3,606.70)

EPC: Currently 66D Potentially 78C

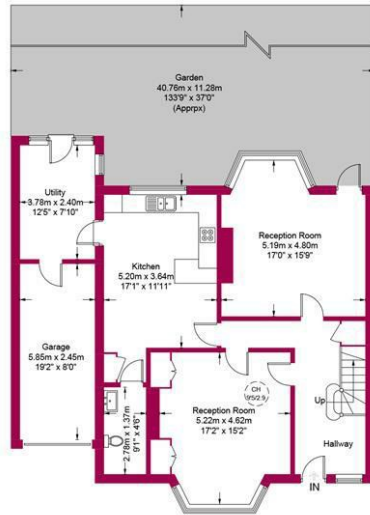
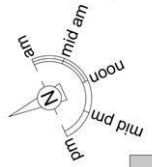
For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

# Village Road, EN1

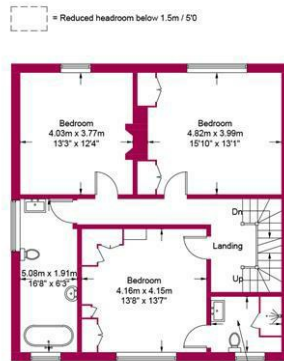
Approximate Gross Internal Area = 3082 sq ft / 286.3 sq m

Restricted Height = 413 sq ft / 38.4 sq m

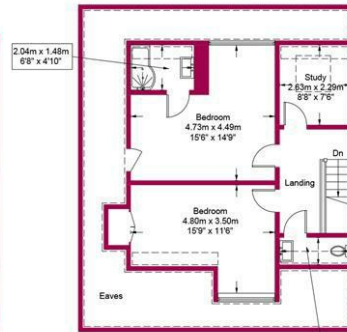
Garage = 157 sq ft / 14.6 sq m



Ground Floor



First Floor



Second Floor

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>78</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.



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