



Hazelwood Road,

£700,000

Havilands

the advantage of experience



- Chain Free
- 3 bed, 2 bath immaculate home
- Impressive kitchen/diner/lounge
- Large loft room/bed 4
- Shower room plus bathroom
- Immaculate, interior design
- Off street parking for 1
- Close to Bush Hill Park station
- Pristine patio/garden new fences
- EPC Rating: 58/D; potential 83/B

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



CHAIN FREE

Havilands are delighted to present this stunning 3/4 bed, 2 bath extended, recently refurbished, immaculate family home.

The ground floor offers an attractive hallway which leads into the cosy front lounge, with bay window, beautifully blending period features - picture rail and high ceilings - with tasteful and modern interior design. There is an impressive and exceptionally spacious kitchen/diner/lounge, with sky lantern, quartz worktop, 3 in 1 tap, herringbone flooring and bi-fold doors which open out onto a large patio and pristine lawn, with new fencing on both sides. In addition, there is a spacious shower room on the ground floor plus built in storage.

On the first floor, there are 3 bedrooms (two of which are doubles), the main front room benefitting from a large bay window, the rear from built in storage plus fully tiled family bathroom. The loft room has numerous uses eg guest room, playroom, office, multi-media room etc with ample under eaves storage. The front driveway offers off street parking for 1 car.



Enfield Council Tax Band: D

Tenure: Freehold

EPC Rating; 58/D; potentially 83/B

herringbone floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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