

Dryden Road, Bush Hill Park

£1,275,000

Havilands

the advantage of experience







- Magnificent Five Bedroom, Three Bathroom Semi-Detached Period Property
- Carriage Driveway and Integrated Double Length Garage
- Mature 82ft Garden with Outdoor Kitchen, Greenhouse and Shed
- Period Features Throughout including High Ceilings, Cornicing and Feature Fireplaces
- Highly Sought After, Tree Lined Road off Wellington Road close to Local Shops and Bush Hill Park Station (Liverpool Street approx. 30 mins)
- In Catchment of Raglan Infant and Junior Schools (OUTSTANDING) and Edmonton County and The Latymer Secondary Schools

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

Havilands

the advantage of experience









Havilands are delighted to offer for sale this MAGNIFICENT FIVE BEDROOM, THREE BATHROOM PERIOD SEMI-DETACHED PROPERTY on highly sought after Dryden Road, EN1. Offering an impressive 2,761 sq ft of living space across three floors the property benefits from carriage driveway and garage, 82ft garden and a wealth of period features throughout including high ceilings, cornicing and feature fireplaces. The property itself is comprised of elegant entrance hall, two large reception rooms, kitchen, utility room, conservatory, downstairs w/c, double length integrated garage on the ground floor. Up on the first floor there are three double bedrooms with fireplaces in all three, built in storage to two bedrooms, and shower room to master bedroom, plus family bathroom. Up on the second floor there are two further bedrooms, jack and jill bathroom and ample storage. Outside the mature, well maintained garden extends to 82ft and features an outdoor kitchen, green house and shed.

Ideally located on a highly sought after, tree lined road off Wellington Road and within easy reach of local shops and Bush Hill Park Station (Liverpool Street approx. 30 mins). The property is also convenient for several green spaces including Bury Lodge Gardens and shops and amenities in Enfield Town Shopping Centre. For families the property is in catchment of Raglan Infant and Junior Schools (OUTSTANDING) and Edmonton County and The Latymer Secondary Schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2026/27 £3,779.45)
EPC: Currently 63D Currently Potentially 80C

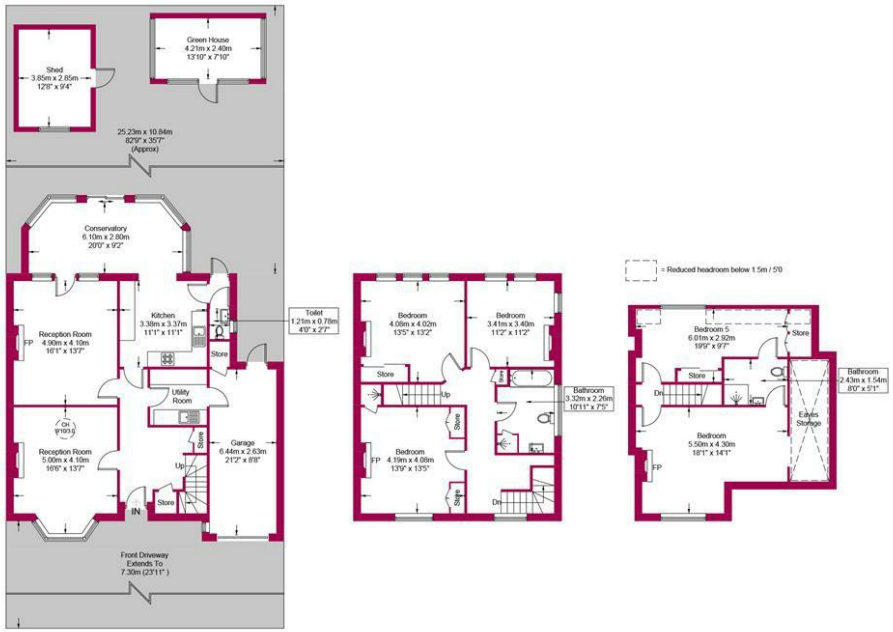
For more images of this property please visit havilands.co.uk

Havilands
the advantage of experience

Dryden Road, EN1

Approximate Gross Internal Area = 2761 sq ft / 256.5 sq m
(Including Restricted Height / Eaves Storage / Garage / Shed / Green House)

Restricted Height / Eaves Storage = 114 sq ft / 10.6 sq m
Shed = 118 sq ft / 11.0 sq m
Green House = 109 sq ft / 10.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Havilands

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

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

Havilands
the advantage of experience