Wellington Road, Bush Hill Park

Offers In Excess Of £1,500,000

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- Rarely Available, Five Bedroom, Double Fronted, Detached Property with Stunning Period Features
- Highly Sought After Tree Lined Turning in Bush Hill Park
- Carriage Driveway, Garage and Mature, Landscaped Gardens Extending to 83ft at the Rear
- Five Bedrooms, Four with Built-In Wardrobes and En-Suite to Master Bedroom
- Close to Bush Hill Park Station (Liverpool St approx. 35 mins) Local Shops, Enfield Chase Tennis Club and Green Spaces
- Convenient for Several Sought After Schools Including Raglan Infant and Junior schools (OUTSTANDING), Grange Park Prep, Edmonton County and Latymer Secondary School

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

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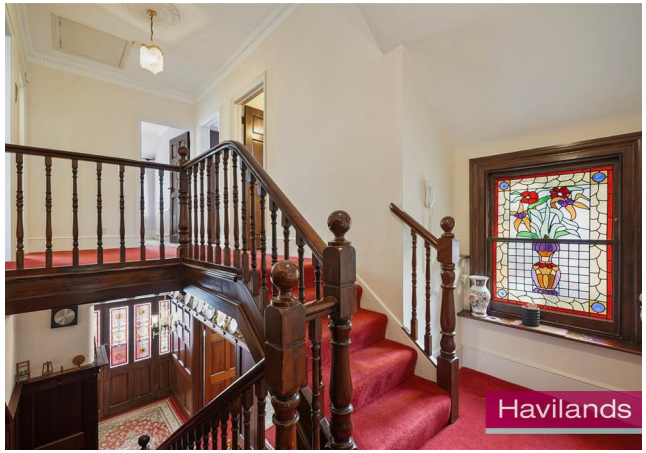

Havilands are delighted to offer for sale this STUNNING, FIVE BEDROOM, TWO BATH, DETACHED PROPERTY on Wellington Road, EN1. Offering 2,689 sq ft of living space, and an abundance of period charm, this character filled, double fronted, period home is located on a highly sought after turning in Bush Hill Park. Mature, landscaped gardens front and back, a carriage driveway, garage and well maintained garden extending to 83ft with brick built shed.

Ground floor is comprised of large, elegant entrance hall with stained glass, high ceilings and period fireplaces, reception room, dining room, kitchen, downstairs w/c and second w/c accessed from the garden. Up on the first floor there are five bedrooms, four of which have built-in wardrobes, en-suite to master bedroom, family bathroom with bath and separate shower and utility room.

Located on a highly popular, tree lined road in Bush Hill Park, close to Bush Hill Park Station (Liverpool St approx. 35 mins) local shops, Enfield Chase Tennis Club and green spaces. Plus Enfield Town Shopping Centre, restaurants and amenities are within easy reach. For families the property is convenient for several sought after schools including Raglan Infant and Junior schools (OUTSTANDING), Grange Park Prep, Edmonton County and Latymer secondary school.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

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

EPC: Currently 53E 74C

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Wellington Road, EN1

Approximate Gross Internal Area = 2689 sq ft / 249.8 sq m

WC = 15 sq ft / 1.4 sq m

Shed = 104 sq ft / 9.7 sq m

Garage = 316 sq ft / 29.4 sq m

Ground Floor **First Floor**

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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