



Colonels Walk, Enfield

Offers In Excess Of £650,000

Havilands

the advantage of experience



- Four Bedroom Townhouse
- Integral Garage & Driveway
- En-Suite to Master Bedroom
- Downstairs WC
- Within Catchment of One Degree Academy & Merryhills Primary School
- Within Catchment of Wren Academy & Highlands School
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 35mins)
- West Facing Garden
- Ease of Access to Potters Bar, Southgate & Enfield Town Centre
- Local Shops & Amenities Nearby inc. Little Waitrose & Tesco Express



Havilands are pleased to offer For Sale, this FOUR BEDROOM TOWNHOUSE located on Colonels Walk, EN2. Set just off of Enfield's prestigious Ridgeway, the property offers 1483sqft of living space across three floors and is comprised of:

Ground Floor: Spacious kitchen/diner, downstairs WC & integral garage

First Floor: Lounge, Double Bedroom & Family Bathroom

Second Floor: Two double bedrooms including en-suite to the Master Bedroom and one single bedroom.

The property also benefits from an approx 70ft West facing rear garden and off-street parking.

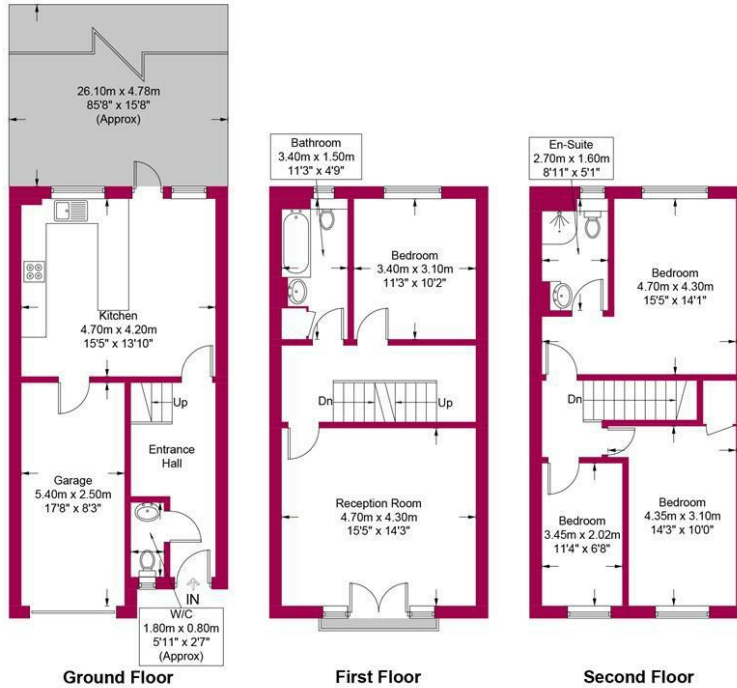
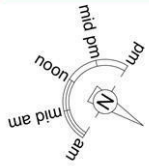
Within walking distance of the property is Enfield Chase Mainline Station offering direct rail links into central London (Moorgate approx 35 mins) with connections to Overground, Underground & Thameslink services. There are also excellent public transport links nearby with routes covering the Borough as well as great road access to the M25, Enfield Town centre, Southgate and more. Within easy reach of the house are a number of local shops and amenities including Little Waitrose & Tesco Express on Windmill Hill with a wider array of shops in Enfield town centre and Colosseum Retail Park, both a short drive away. The house falls within the catchment area of sought after schools including One Degree Academy & Wren Academy as well as Merryhills Primary and Highlands Schools. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band F (£2983.47 24/25)
EPC Rating: Current 73(C); Potential 83(B)

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

Colonels Walk, EN2

Approximate Gross Internal Area = 1483 sq ft / 137.8 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	



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

