

Village Road, Enfield

£975,000

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- Substantial FIVE BEDROOM SEMI-DETACHED HOUSE in sought-after Bush Hill Park.
- Generous 2,239 sq ft of living space blending period character with modern style.
- Features include fireplaces, original coving and spacious proportions.
- Accommodation: lounge, open-plan kitchen/diner, utility room, downstairs WC, five bedrooms & two bathrooms.
- Gated driveway plus a large “L”-shaped garden with garage and versatile garden room/home gym.
- Excellent school catchment: Raglan Infant & Junior, Enfield County, Enfield Grammar & The Latymer School.
- Superb transport links: Bush Hill Park Overground Station (Liverpool Street approx. 30 mins) plus easy access to the A10 & A406.
- Close to local shops, cafés & supermarkets with Enfield Town Centre & Colosseum Retail Park nearby.
- Freehold | Council Tax Band E (£2,644.91 25/26) | EPC: Current 70C; Potential 79C.

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

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Haviland's are delighted to present this beautifully appointed FIVE BEDROOM SEMI-DETACHED FAMILY HOME on the highly regarded Village Road, EN1, in the heart of Bush Hill Park. Offering an impressive 2,239 sq ft of living space, the property combines period charm with modern convenience, featuring elegant fireplaces, original coving and generous proportions throughout.

The accommodation is thoughtfully arranged to suit family life, comprising: welcoming lounge, spacious open-plan kitchen/diner, utility room, downstairs WC, five well-proportioned bedrooms and two bathrooms. Externally, the home is equally impressive, with a gated driveway, a substantial "L"-shaped garden and additional outbuildings including a garage and versatile garden room, currently used as a home gym.

Families will appreciate the enviable location within catchment for some of Bush Hill Park's most sought-after schools, including Raglan Infant & Junior, as well as Enfield County, Enfield Grammar and The Latymer School.

Perfect for commuters, Bush Hill Park Overground Station is just a short walk away, providing direct connections into Liverpool Street in approx. 30 minutes. Excellent road links via the A10 and A406 also ensure easy access into the Capital and beyond.

Local amenities are close at hand, with a Sainsbury's Local nearby, and a wider selection of shops, cafés and supermarkets found in Enfield Town Centre and at the Colosseum Retail Park.

Beautifully presented throughout and offering space, character and practicality in equal measure, this property is a must-see. Contact Havilands today to arrange your viewing.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band E (£2644.91 25/26)
EPC Rating: Currently 70C; Potentially 79C

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

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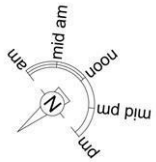
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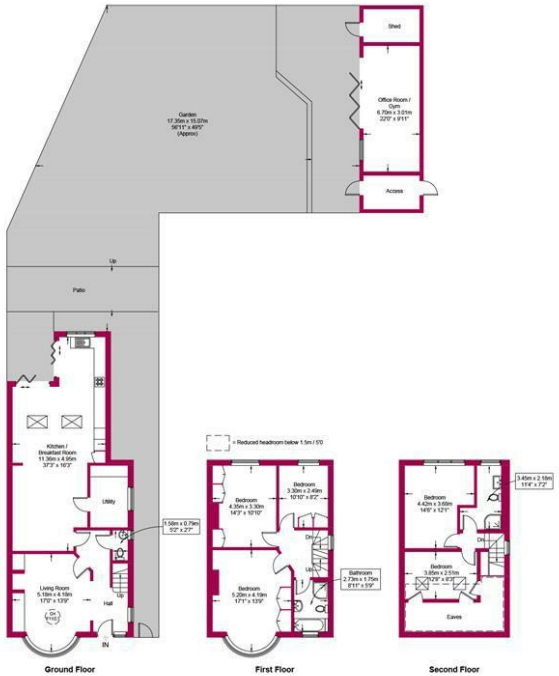
Village Road, EN1

Approximate Gross Internal Area = 2239 sq ft / 208.0 sq m

Restricted Height = 150 sq ft / 13.9 sq m

Gym = 216 sq ft / 20.1 sq m





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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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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

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come by and meet the team

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