

Village Road, Enfield

Offers Over £850,000

Havilands

the advantage of experience







- Chain Free, Four Bedroom Family Home.
- Approximately 2,248 Sq Ft / 208.8 Sq M Of Accommodation.
- Provides Versatile Layout Arranged Over Three Floors, With A Impressive Garden And Extensive Additional Space.
- Substantial 421 Sq Ft Outbuilding, Which Is Divided Into A Gym And Workshop.
- 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 (£2,771.60 26/27) | EPC: Currently 68D, Potentially 84B

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

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Havilands presents this substantial CHAIN FREE, FOUR BEDROOM FAMILY HOME on Village Road, EN1. Offering approximately 2,248 sq ft / 208.8 sq m of accommodation, including the outbuilding, the property provides a versatile layout arranged over three floors, with a particularly impressive garden and extensive additional space.

The ground floor features a welcoming reception room, separate dining room, study and kitchen, while the first floor provides three bedrooms and a further bathroom. The second floor offers an additional bedroom alongside a shower room. The property also benefits from a large garden extending to approximately 92'0" x 23'3", providing a generous outdoor space.
A major feature of the property is the substantial 421 sq ft outbuilding, which is divided into a gym and workshop, creating excellent additional space for exercise, hobbies, working from home or storage. There is also a garage, while the rear garden is accessed directly from the main house and offers a spacious setting for outdoor use.

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.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC Rating: Currently 68D, Potentially 84B

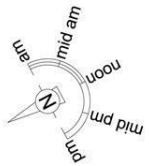
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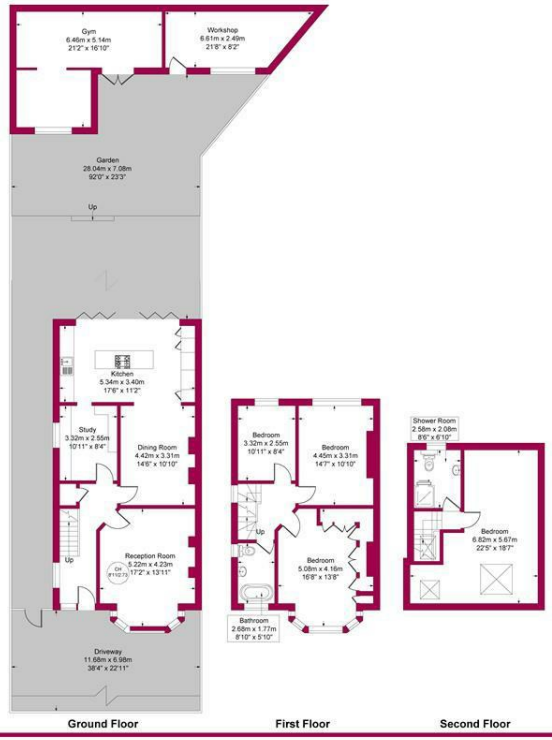
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Village Road, EN1 2EU

Approximate Gross Internal Area = 2248 sq ft / 208.8 sq m
(Including Outbuilding)

Outbuilding = 421 sq ft / 39.0 sq m





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(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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