


# Sittingbourne Avenue, Bush Hill Park

Offers Over £650,000

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- Well Presented, Three Bedroom, Mid Terrace Property with Off Street Parking
- Two Reception Rooms, Kitchen, Utility Room and Pantry
- Close to Local shops, cafes and amenities along Ridge Avenue, Grange Park and Winchmore Hill. Plus Enfield Town Shopping Centre, Enfield Town Park, Bush Hill Park Golf Club and Enfield Chase Tennis Club
- Excellent Transport Links: with both Bush Hill Park Station (Liverpool St approx. 35 mins) and Grange Park National Rail (Moorgate approx. 30 mins) Within Easy Reach
- In Catchment of Schools and Nurseries, including; Rosemount Nursery (OUTSTANDING), Raglan Infant and Junior Schools (OUTSTANDING), Grange Park Primary, Merryhills Primary, and St. Anne's Secondary (OUTSTANDING) and Southgate Secondary

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

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Havilands are delighted to present for sale this THREE BEDROOM, MID TERRACE PROPERTY on Sittingbourne Avenue, EN1. Well presented throughout and offering 1,414 sq ft of living space the property benefits from off street parking and 31ft garden.

The property itself is comprised of porch entrance, large reception room, kitchen, utility room, pantry, downstairs shower room and play room. Up on the first floor there are three good sized bedrooms and family bathroom. Outside the low maintenance garden extends to 31ft.

Ideally located for local shops, cafes and amenities along Ridge Avenue, Grange Park and Winchmore Hill. Plus Enfield Town Shopping Centre, Enfield Town park, Bush Hill Park Golf Club and Enfield Chase Tennis Club are all close by. The property also offers excellent transport links, with both Bush Hill Park Station (Liverpool St approx. 35 mins) and Grange Park National Rail (Moorgate approx. 30 mins) as well as various bus routes all close by.

For families the property is in catchment of several sought after schools and nurseries, including; Rosemount Nursery (OUTSTANDING), Raglan Infant and Junior Schools (OUTSTANDING), Grange Park Primary, Merryhills Primary, and St. Anne's Secondary (OUTSTANDING) and Southgate Secondary.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 71C Potentially 79C

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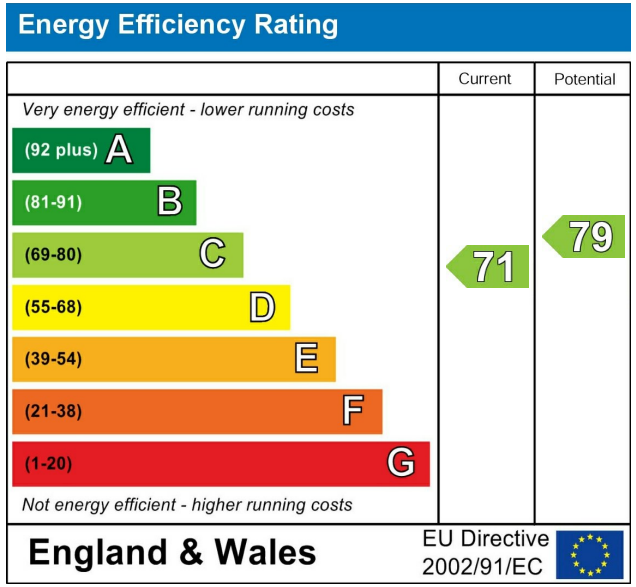
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## Sittingbourne Avenue, EN1

**Approximate Gross Internal Area** = 1414 sq ft / 131.4 sq m

**Shed** = 77 sq ft / 7.2 sq m




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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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