



Millais Road, Enfield, EN1  
Offers In Excess Of £485,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Millais Road, Enfield, EN1

A well presented three bedroom Victorian house which has been lovingly renovated by the current vendors offering bright and airy living accommodation close to local shops and station.

Millias Road is a popular residential turning located between Main Avenue and Leighton Road in the heart of Bush Hill Park is a short walk away from local shops and the mainline station mainline into Liverpool Street.

Enfield town shopping center with its wealth of amenities is also as short bus ride way.

Well maintained paved front garden leading to front door • Hallway leading to stairs • Open plan living/dining space with bay window • Modern fitted kitchen • Utility room with door to rear garden • Wood/tiled floors to ground floor • Spacious first floor landing with access to loft space with potential to convert • Generous main bedroom • Two further bedrooms • Modern bathroom • Double glazing • Gas central heating • Rear garden with patio area, lawn and shrub borders.

- Three bedrooms
- Victorian terrace house
- Through lounge
- Modern kitchen
- Utility room
- Modern first floor bathroom
- Double glazing/gas central heating
- Front and rear gardens





# Millais Road Enfield EN1 1EE

Tenure: Freehold  
Gross Internal Area: 956.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 956sq ft (88.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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