



Holly Walk, Enfield, EN2
Guide Price £450,000 Freehold

Anthony Webb
ESTATE AGENTS

Holly Walk, Enfield, EN2

Quick Sale required for this CHAIN FREE three bedroom detached ex-school caretakers house located next to Enfield County School for girls. All offers must be received by the 17th of December and the exchange will be required by mid January 2026.

The property consists of a spacious reception with dual aspect windows and doors to garden, kitchen, two double bedrooms, a good size single bedroom, first floor family bathroom, gas central heating (untested), double glazing and private rear garden.

Enfield Council Tax Band T.B.C

- Ex School caretakers house
- Three bedrooms
- Detached
- Spacious reception
- Kitchen
- Bathroom
- Double glazing/gas central heating
- Rear garden





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Enfield
EN2 6QG

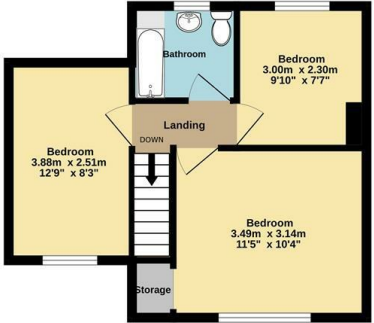
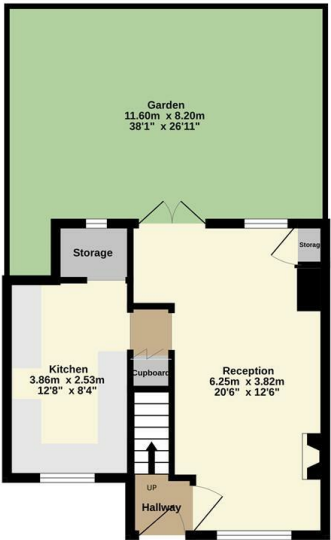
Tenure: Freehold
Gross Internal Area: 1035.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(35-49) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground floor
49.0 sq.m. (527 sq.ft.) approx.

1st floor
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA: 96.2 sq.m. (1035 sq.ft.) approx.
Whilst 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.
Made with Metapix 12/2025

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