

CRAWLEY ROAD

Enfield EN1 2ND



THREE BEDROOM SEMI DETACHED HOUSE

SPACIOUS THROUGH LOUNGE-DINING ROOM

MODERN KITCHEN WITH DIRECT ACCESS TO GARDEN

FIRST FLOOR FAMILY BATHROOM

DOWNSTAIRS CLOAKROOM

GOOD SIZED GARDEN WITH SIDE ACCESS

GARAGE SHARED DRIVE

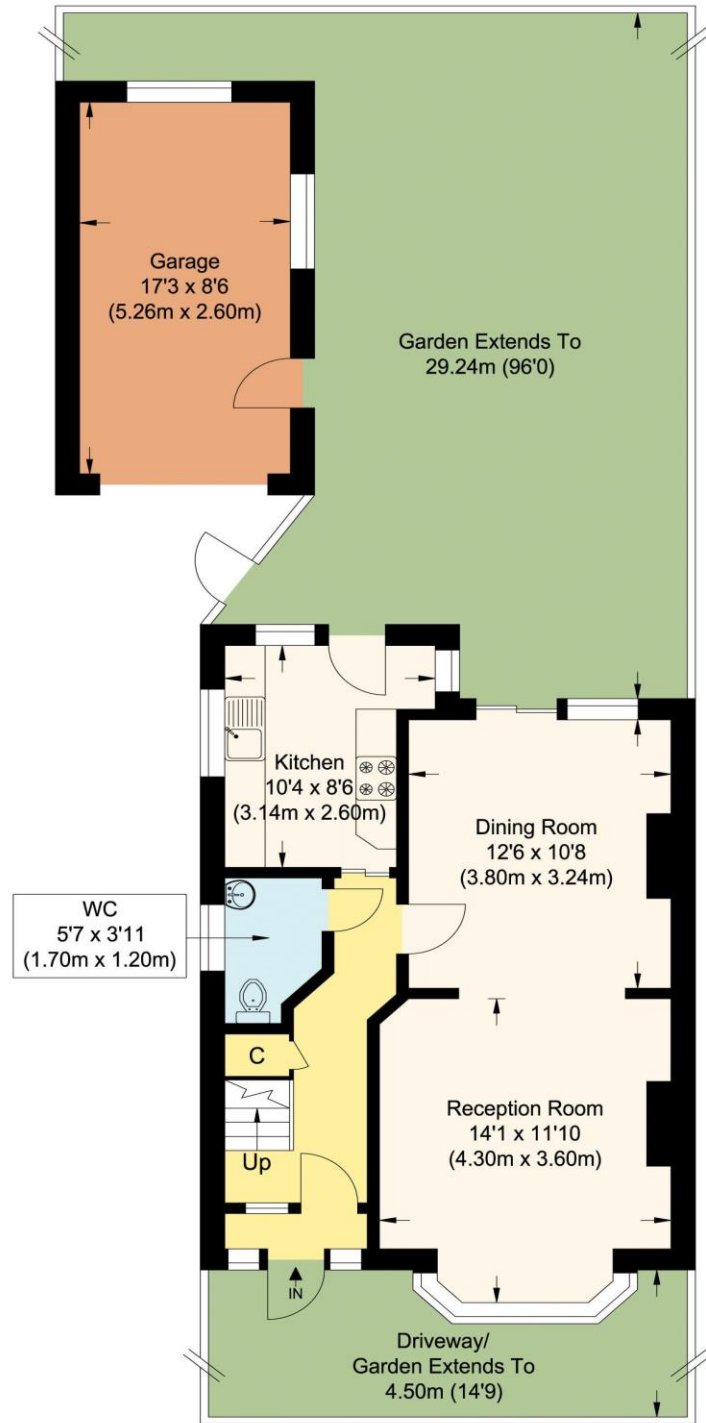
CLOSE TO MOTORWAY LINKS INCLUDING A10/M25 & A406

Guide Price: £600,000

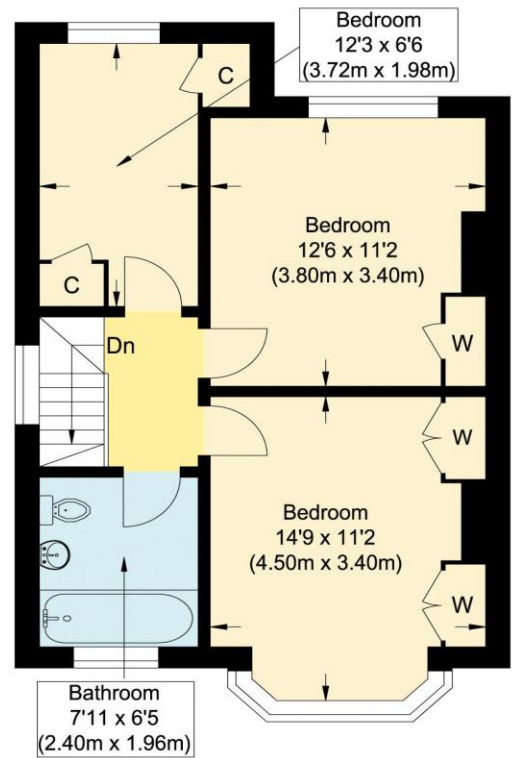
Freehold

James Hayward are delighted to present, a substantial three bedroom home, complemented by a rear garden extending nearly 100ft, side access and garage with shared drive. The property is situated in a popular residential road, within the Raglan Primary school catchment and is close to green spaces, local shops & amenities. The location offers easy access to motorway links including A10/M25 & the A406; Bush Hill Park main line station is also within easy reach. Council Tax Band: E





Ground Floor



First Floor



Crawley Road, EN1

Approximate Gross Internal Floor Area : 91.10 sq m / 980.59 sq ft
(Excluding Garage)

Garage Area : 13.70 sq m / 147.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

3 Crawley Road ENFIELD EN1 2ND	Energy rating D	Valid until: 3 March 2034
		Certificate number: 0390-2739-3370-2504-7521

Property type Semi-detached house

Total floor area 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2739-3370-2504-7521>

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Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000