

Wellington Road, Enfield, EN1 2PH



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Wellington Road

Set in one of the areas premier tree lined avenues is this 5-bedroom detached Victorian home that is set within a corner plot of approximately 0.34 of an acre. The property has many period features and further scope to extend (subject to the planning permission being granted). The property also has the added benefit of rear gated access to a further driveway that leads to a double garage / workshop.

The ground floor accommodation has a spacious reception hallway that leads to a living room with a feature exposed brick feature wall and bay window that overlooks the front garden. The lounge leads out to the side of the rear garden and swimming pool / terrace. Adjoining this reception room, you will find a bright and airy study. To the rear of the property is the kitchen diner with a range of a shaker style wall and base units with solid wood worktops and a space for a range cooker. To complete the ground floor there is a guest WC.

On the first floor are three double bedrooms. The principal suite has the added benefit of a south facing bay window and an en suite shower room. Bedrooms two and three have built in wardrobes. The large family bathroom consists of a four-piece suite and includes a separate tiled walk-in shower cubicle and a bath along with a basin vanity unit. Adjacent to the bathroom is a separate WC.

To the second floor there is a further two bedrooms and plenty of storage to the eaves.

The rear garden is approx. 72 ft wide and extends to approx. 114 ft in length. The garden has been zoned with is mature plants and shrubs and has a private and secluded terrace with a south facing swimming pool. To the rear of the garden is a detached double garage with hard standing and a gated rear access.

The front garden and driveway provides further off-street parking which is well landscaped with two lawns and mature trees and shrubs to its borders.

Situated in walking distance of local shops, restaurants, buses routes and Bush Hill Park Railway Station (access to Liverpool Street).



























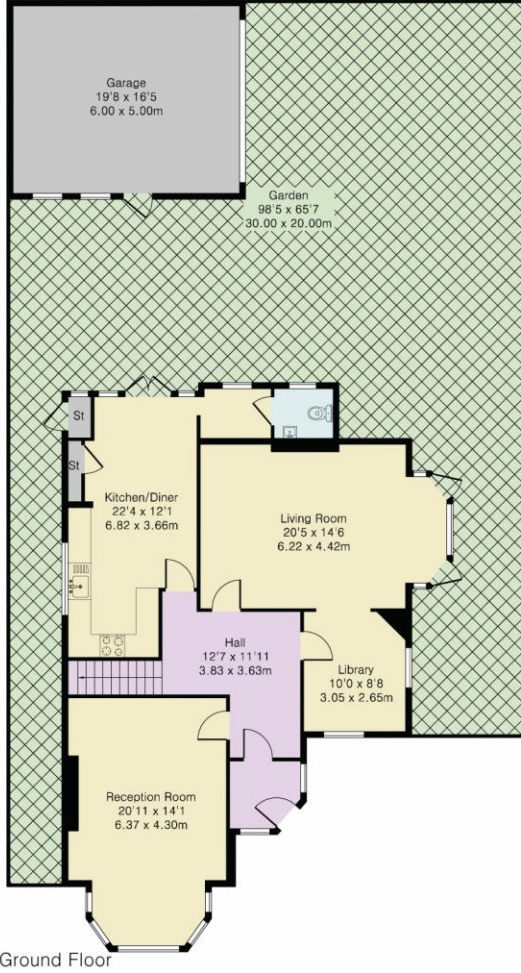
DOUBLE GARAGE TO REAR WITH PRIVATE DRIVEWAY



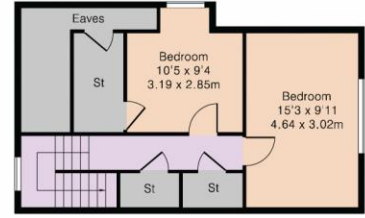
Approximate Gross Internal Area 2755 sq ft – 256 sq m
 Ground Floor Area 1430 sq ft – 133 sq m
 First Floor Area 920 sq ft – 85 sq m
 Second Floor Area 405 sq ft – 38 sq m



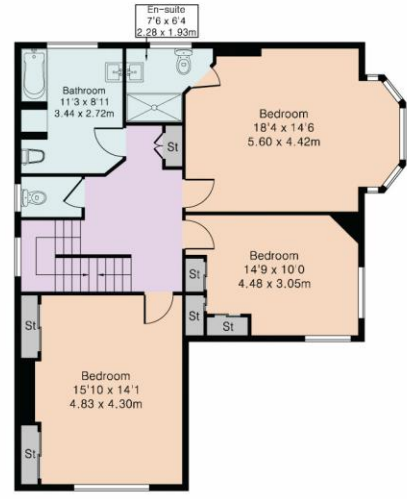
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Second Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



