



Wellington Road
Enfield, EN1







Wellington Road

A substantial and elegant Victorian detached residence set on one of Bush Hill Park's most desirable roads.

Occupying a prominent position on Wellington Road, this impressive double-fronted Victorian house dates from the late 1800s and offers approximately 2,200 sq ft of beautifully proportioned accommodation arranged over two floors.

The property successfully combines classic period detailing with the practical requirements of modern family living.

The ground floor provides three generous reception rooms, offering excellent flexibility for formal entertaining, home working or relaxed family use. To the rear, a contemporary kitchen opens into a bright morning room with direct access to the garden, creating a natural hub for day-to-day living.

Upstairs are five well-balanced bedrooms, including a principal suite with a stylish en-suite shower room, together with a modern family bath/shower room. A first-floor utility room and ground floor guest cloakroom further enhance the practicality of the layout.

The house is approached via a carriage driveway providing ample off-street parking and access to a large garage with loft storage, automatic door and electric vehicle charging point. The rear garden is a particular feature a secluded suntrap with mature borders, paved seating areas, a wide lawn and an attractive hexagonal gazebo, ideal for entertaining and family enjoyment.

Wellington Road is widely regarded as one of Bush Hill Park's premier addresses, conveniently located within a short walk of Bush Hill Park Overground Station, offering access to London Liverpool Street in approximately 30 minutes. Enfield Town's shops, restaurants and amenities are also close at hand. A fine period home offering space, character and a highly convenient location.



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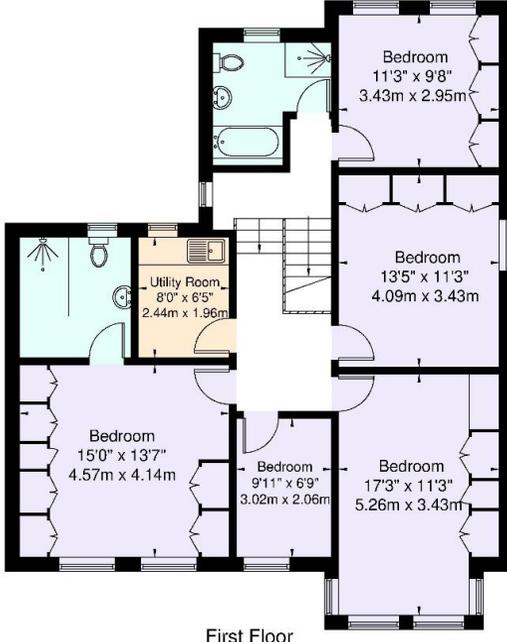
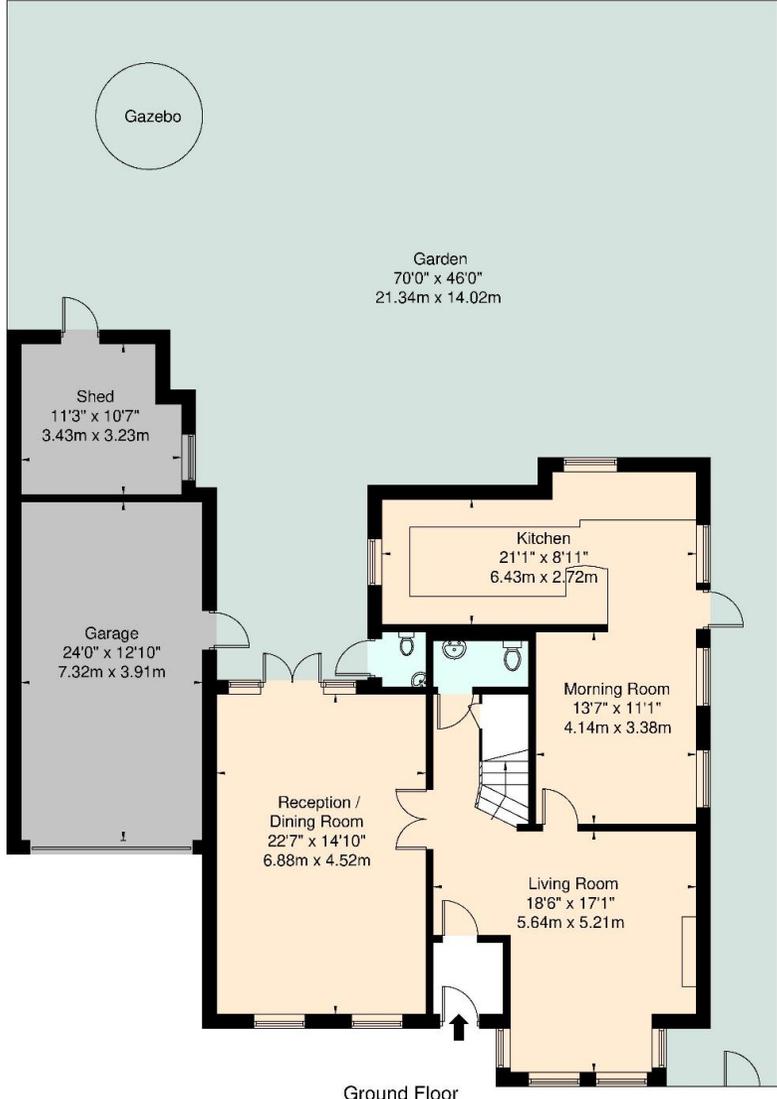


Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Wellington Road, Bush Hill Park, EN1 2PF
 Approximate Gross Internal Area = 208.5 sq m / 2244 sq ft
 Garage & Shed = 39.5 sq m / 425 sq ft
 Total = 248 sq m / 2669 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let



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