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# Wellington Road, Enfield, EN1 2RR

## £525,000

3 1 2

Nestled on the charming Wellington Road in Enfield, this delightful three-bedroom period mid-terrace house presents an excellent opportunity for those seeking a project to transform a property into their dream home. The residence boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The fitted kitchen offers a functional space for culinary creations, while the upstairs bathroom serves the needs of the household.

The property features two generously sized double bedrooms alongside a good-sized single bedroom, making it ideal for families or those needing extra space. The 65-foot garden is a wonderful outdoor area, providing ample room for gardening, relaxation, or children's play.

Although the house requires some work, it is brimming with potential for improvement, allowing you to personalise it to your taste and style. Additionally, it is situated within the catchment area for Regland's prime schools, making it an attractive option for families prioritising education.

Convenience is further enhanced by its proximity to Bush Hill Park Overground station, ensuring easy access to transport links. The property is chain-free and includes the added benefit of off-street parking, a rare find in this desirable location.

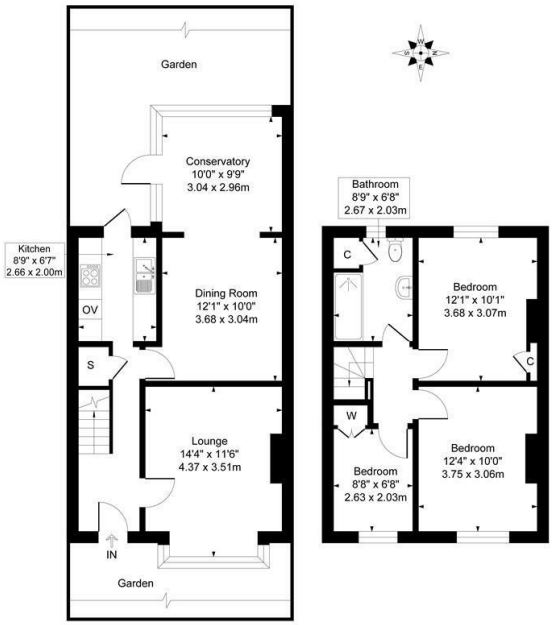
In summary, this terraced house on Wellington Road is a promising opportunity for buyers looking to invest in a property with character and potential in a sought-after area.

- Three bedroom mid terrace
- Two large reception rooms
- fitted kitchen
- Generous size bedrooms
- Off street parking
- 65 ft rear garden
- Chain free
- Probate sale
- Catchment for Reglan primary school
- Close to Bush Hill Park

### Viewing

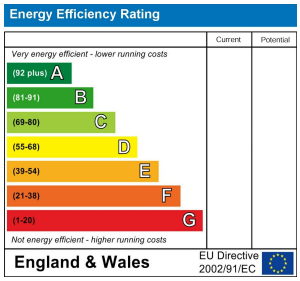
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 90.02 sq m / 968 sq ft




Ground Floor First Floor

Illustration for identification purposes only, not in scale



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