



Queen Annes Grove, Bush Hill Park, Enfield

Under Offer (SSTC)

£775,000 (Freehold)





A fantastic opportunity for buyers looking to create their dream home, Queen Annes Grove is a spacious four-bedroom detached property with excellent potential, set in a sought-after Enfield location.

Located in the heart of Enfield, Queen Annes Grove is a spacious detached property with immense potential, ideal for those looking to renovate and create their dream home. The four-bedroom house offers ample living space and a westerly aspect rear garden, making it a fantastic opportunity for buyers ready to transform it into a modern, stylish residence. It also offers potential for further development, subject to planning permission (STPP), adding even more value.

The property features off-street parking, along with a garage that provides extra storage space. The large front garden is part paved and part lawn, with shrubbed borders and side gates leading to the rear. Inside, the welcoming hallway leads to a generous lounge with hardwood double-glazed windows and French doors opening to the rear garden. The kitchen, though in need of modernisation, includes space for essential appliances and access to the garden.

Upstairs, the home has four well-sized bedrooms, all with solid hardwood double-glazed windows. The main bathroom and a separate WC offer additional convenience. The property also features a downstairs WC, an essential for busy families or guests.

The rear garden is a true highlight, offering a paved patio area, shrubbed borders, and a raised brick pond, with a side gate providing easy access to the front garden. A garage with powered lighting and storage space adds further value.

This home is set in a prime location, within 0.6 miles of Bush Hill Park Rail Station, offering direct train services to London Liverpool Street in under 30 minutes. For local amenities, you're just a short distance from Enfield Town's shopping centre, with a wide range of retail options, cafes, and restaurants. Excellent local schools and green spaces, including the nearby Enfield Grammar School and Broomfield Park, make this an ideal area for families.

Local Authority : Enfield
Council Tax Band : F

Inner Hallway

Carpet, radiator, stairs to first floor landing, door to kitchen, door to down stairs w/c, door to lounge, understairs storage cupboard.

Lounge

Carpet, two radiators, coving to ceiling, solid hardwood double glazed windows to front aspect, double glazed French doors leading to rear garden, electric coal effect fire place with brick surrounding.

Kitchen

Tiled flooring, tiled walls, door leading to rear garden, solid hardwood double glazed windows to rear aspect, wall mounted "Valliant" boiler, eye & base level units, stainless steel sink with mixer tap, space for fridge/freezer, space for washing machine, space for electric oven.

WC

Tiled flooring, tiled walls, frosted solid hardwood double glazed window to rear aspect, wash hand basin.

First Floor Landing

Carpet, radiator, solid hardwood double glazed windows to front aspect, loft access, door to bathroom, door to WC, doors to all bedrooms.

Bedroom 1

Carpet, radiator, solid hardwood double glazed windows to front aspect.

Bedroom 2

Carpet, radiator, solid hardwood double glazed window to rear aspect.

Bedroom 3

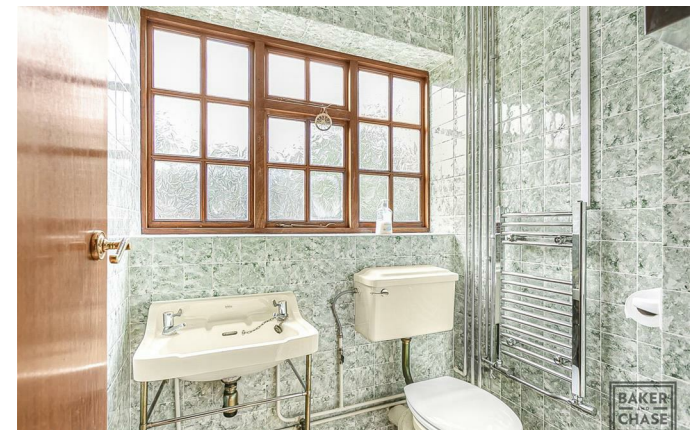
Original floor boards, radiator, solid hardwood double glazed window to front aspect, storage cupboard.

Bedroom 4

Carpet, radiator, solid hardwood double glazed window to rear aspect, storage cupboard.

Bathroom

Tiled flooring, part tiled walls, heated towel rail, frosted solid hardwood double glazed window to rear aspect, pedestal wash hand basin, bath with mixer tap and shower attachment.





WC

Tiled flooring, tiled walls, frosted solid hardwood double glazed window to rear aspect, low level WC.

Front Garden

Part laid to lawn, part paved area, shrub borders, two side gates leading to rear garden.

Rear Garden

Side gate leading to front garden, outside tap, paved patio area, raised brick pond, shrub borders, door to storage area (with side gate leading to front garden).

Garage

Power & lighting , wall mounted fuse box, electric meter, door leading to rear garden.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

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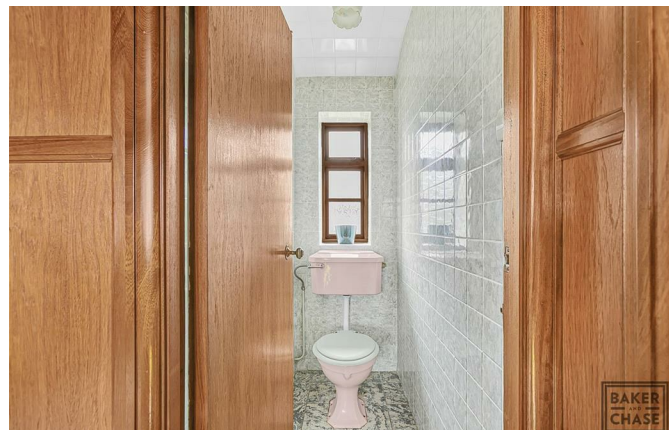
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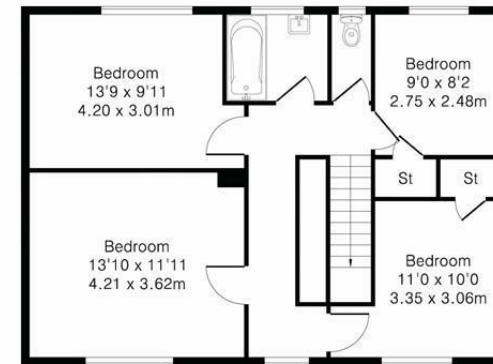
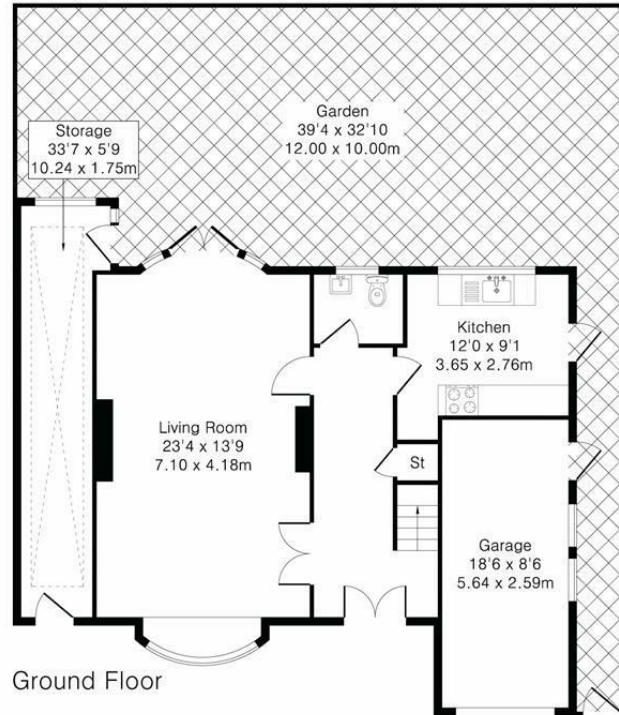




Approximate Gross Internal Area 1540 sq ft - 143 sq m

Ground Floor Area 872 sq ft – 81 sq m

First Floor Area 668 sq ft – 62 sq m



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.



EPC Rating D / Local Authority: Enfield / Council Tax Band: F