



Aldbury Mews, Bush Hill Park, London, N9

Available

£500,000 (Freehold)





Baker and Chase are pleased to present this well-kept three-bedroom terraced home, completed with a south-facing garden and garage.

Baker and Chase are delighted to offer this well-proportioned three-bedroom house, tucked away in a quiet cul-de-sac location with a southerly facing rear garden and garage en-bloc.

The property is arranged over two floors and offers a bright and practical layout. The ground floor comprises a welcoming inner hallway with storage, leading to a spacious lounge with front-facing window, and a generous kitchen/diner to the rear. The kitchen benefits from a range of units, integrated appliances including an electric oven and induction hob, and ample space for further white goods. A double-glazed door provides access to the garden, and there is also an understairs storage cupboard housing the electric meter and fuse box.

Upstairs, there are three bedrooms, two doubles and a single, all served by a modern family bathroom featuring tiled walls and flooring, a mains-fed shower over the bath, and contemporary fittings. A storage cupboard on the landing houses the 'Vaillant' boiler, and there's loft access for additional storage.

Outside, the garden includes a decked area, lawn, an outside tap, timber shed, and rear pedestrian access. The front garden is laid to lawn, and the property benefits from a garage situated in a nearby block.

The location is a real highlight, Bush Hill Park Overground Station is just 0.7 miles away, providing direct links into Liverpool Street, while Winchmore Hill and Grange Park stations are also within easy reach. Families will appreciate the proximity to highly rated schools such as Raglan Infant and Junior Schools and Winchmore School. Local shops, including a Greggs and Olive Supermarket, are just a short walk away.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Laminate wood flooring, radiator, stairs to first floor landing, cupboard housing gas meter, door to lounge

Lounge

Laminate wood flooring, radiator, uPVC double glazed window to front aspect, access to kitchen/diner

Kitchen/Diner

Laminate wood flooring, spotlight to ceiling, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, part-tiled walls, eye and base level units, sink with mixer tap, fitted electric oven, fitted induction hob with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer, understairs storage cupboard housing electric meter and fuse box

First Floor Landing

Carpet, loft access, storage cupboard housing 'Vaillant' boiler, doors to all bedrooms and bathroom

Bedroom 1

Carpet, two uPVC double glazed windows to rear aspect, two radiators

Bedroom 2

Carpet, radiator, uPVC double glazed window to front aspect

Bedroom 3

Carpet, radiator, uPVC double glazed window to front aspect

Bathroom

Tiled flooring and walls, extractor fan, spotlights to ceiling, low level WC, wash hand basin with mixer tap, bath with mixer tap and mains fed shower

Rear Garden

Part decking area, rest laid to lawn, outside tap, timber built shed, gate leading to rear pedestrian access

Front Garden

Laid to lawn

Disclaimer





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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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VAT: The VAT position relating to the property may change without notice

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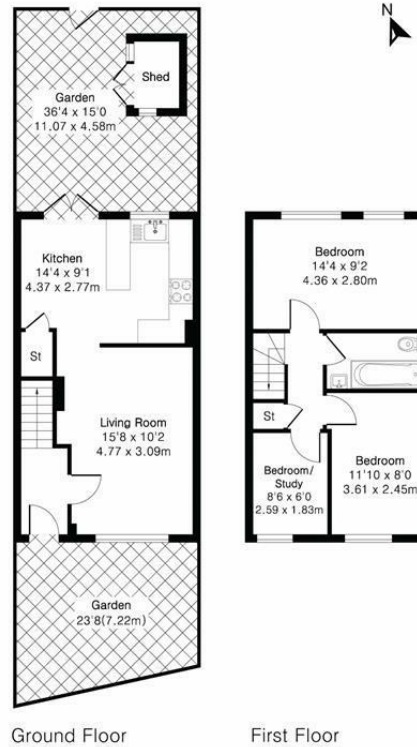
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 756 sq ft - 70 sq m
Ground Floor Area 378 sq ft - 35 sq m
First Floor Area 378 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 C / Local Authority: Enfield / Council Tax Band: D