



## **Hazelwood Road, Bush Hill Park, Enfield**

Available

£649,995 (Freehold)





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**Welcome to this stunning semi-detached house located on the desirable Hazelwood Road in Enfield. This beautiful home boasts two spacious reception rooms, four bedrooms and three bathrooms.**

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Welcome to this charming semi-detached house on Hazelwood Road, Enfield! This delightful property boasts a classic 1930's bay fronted style that exudes character and warmth.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The ground floor also features a convenient toilet, adding to the practicality of this lovely home. The lounge and kitchen/diner are adorned with a fireplace, creating a cosy and inviting atmosphere during the colder months.

A highlight of the property is the spacious kitchen/diner that seamlessly flows into the outdoor living space through elegant French doors. The layout is perfect for hosting gatherings or simply enjoying a quiet evening at home. The kitchen features a breakfast bar, ideal for quick meals or casual dining.

With four bedrooms, including three generous double bedrooms, there is no shortage of space for the whole family to enjoy. The highlight of this property is the loft room conversion, complete with its own en-suite bathroom, offering a private sanctuary away from the hustle and bustle of daily life.

The south facing garden is a true gem, featuring a part paved patio area and part laid to lawn, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The convenience of an outside tap, side gate leading to the front garden, and a power point make outdoor activities a breeze.

Situated in close proximity to Bush Hill Park Station, commuting will be a breeze for those working in the city or exploring the surrounding areas.

Don't miss the opportunity to make this house your home. With its lovely features and prime location, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this beautiful home.

Local Council: Enfield  
Tax Band: D

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## Front Garden

Paved for off-street parking for two cars, side gate leading to rear garden, Octopus electric car charging point.

## Inner Hallway

Tiled flooring, coving to ceiling, radiator, stairs to first floor landing, under stairs storage cupboard housing: fuse box, electric and gas meter, door to reception room, door to kitchen/diner, door to WC.

## Reception Room

uPVC double glazed window to front aspect, radiator, laminate wood flooring, coving to ceiling, feature fire place with surround.

## Kitchen/Diner

Two radiators, part laminate wood flooring, part tiled flooring, spotlights to ceiling, uPVC double glazed door leading to rear garden, uPVC double glazed window to rear aspect, breakfast bar, eye and base level units, sink with mixer tap, part tiled walls, space for dish washer, space for washing machine, space for fridge/freezer, fitted electric oven, fitted induction hob with extractor over, integrated microwave, feature fire place with surround.

## WC

Tiled flooring, part-tiled walls, extractor fan, spotlights to ceiling, wash hand basin with mixer tap, low level WC, cupboard housing 'Worcester' boiler.

## First Floor Landing

Carpet, frosted uPVC double glazed window to side aspect, stairs to second floor landing, doors to bedrooms two, three and four, door to bathroom.

## Bedroom 2

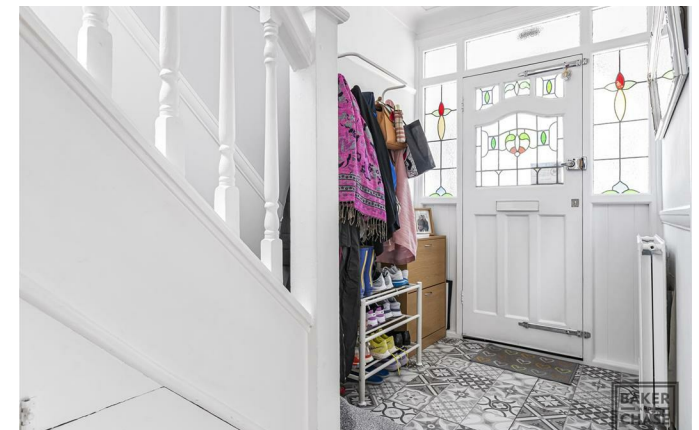
uPVC double glazed window to front aspect, radiator, carpet.

## Bedroom 3

uPVC double glazed window to rear aspect, radiator, carpet.

## Bedroom 4

Laminate wood flooring, uPVC double glazed window to front aspect, radiator.





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## Bathroom

Two frosted uPVC double glazed windows to rear aspect, heated towel rail, tiled flooring, part-tiled walls, low level WC, pedestal wash hand basin with mixer tap, stand alone bath with mixer tap and shower attachment.

## Second Floor Landing

Frosted uPVC double glazed window to side aspect, door to bedroom one.

## Bedroom 1

Radiator, uPVC double glazed window to rear aspect, two Velux windows to front aspect, under eaves storage, door to en-suite.

## En-Suite

Tiled flooring, tiled walls, extractor fan, frosted uPVC double glazed window to rear aspect, heated towel rail, low level WC, wash hand basin with mixer tap, mains fed shower.

## Rear Garden

Part paved patio area, part laid to lawn, outside tap, side gate leading to front garden, power point.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

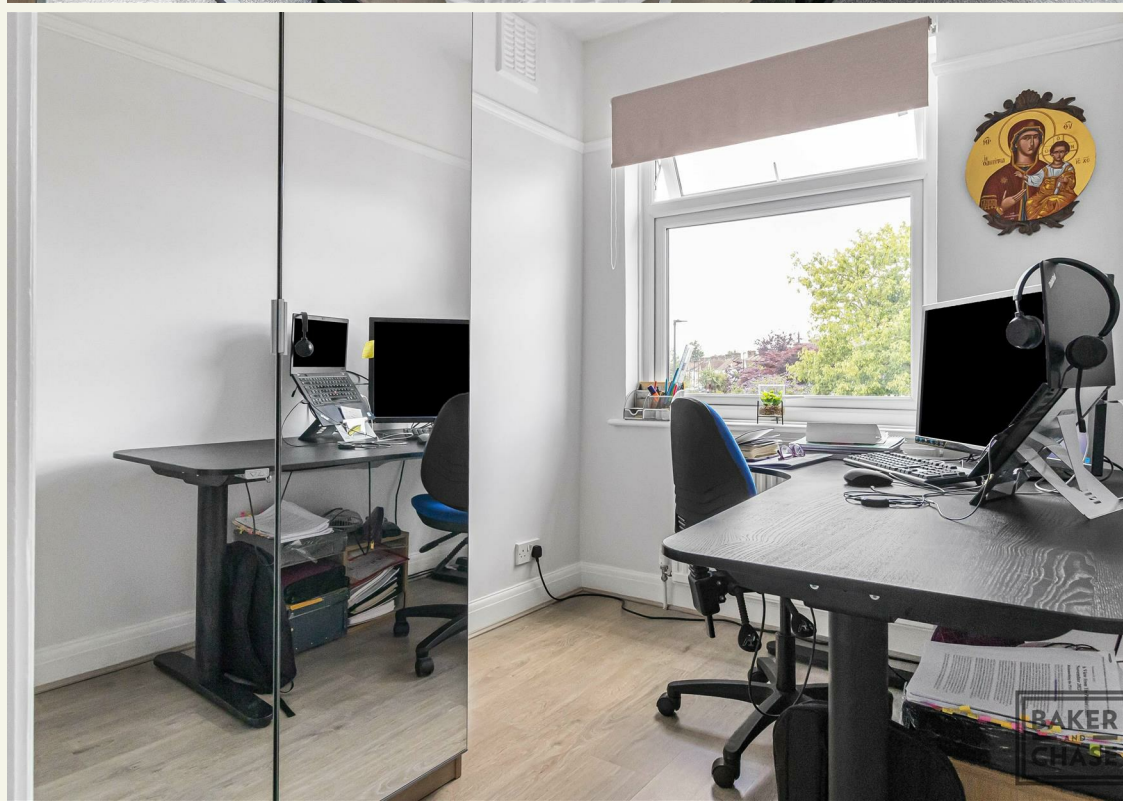
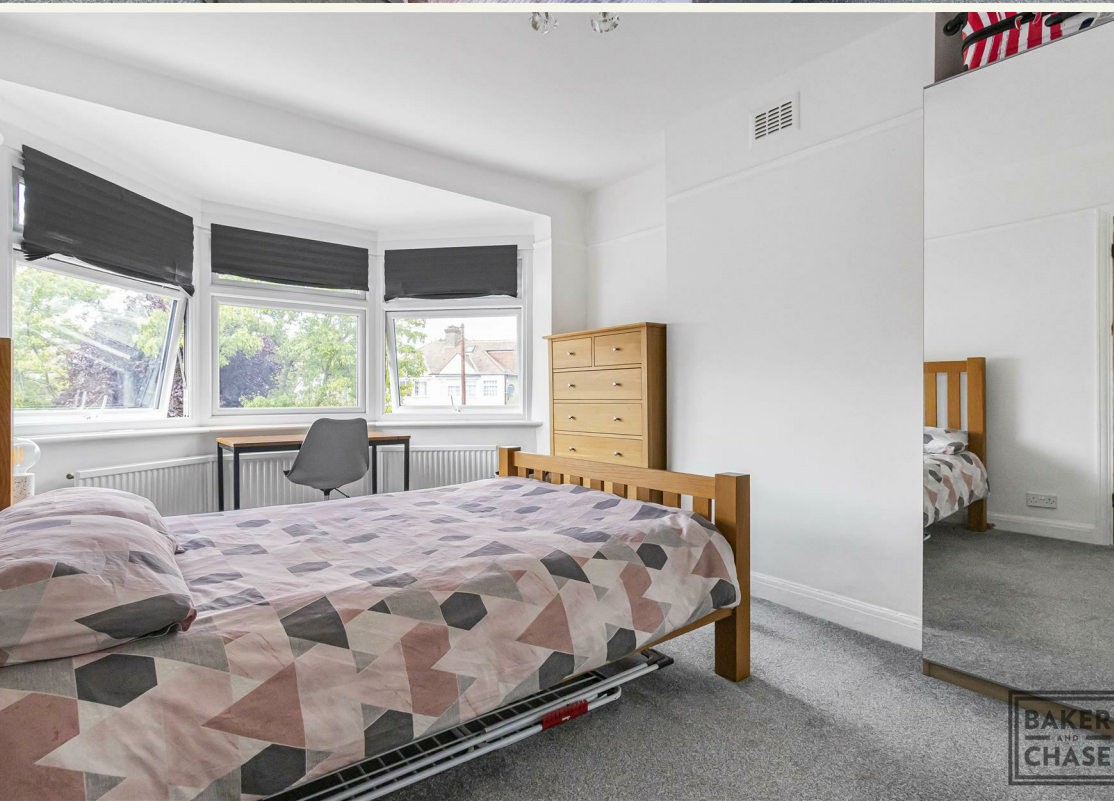
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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









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

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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

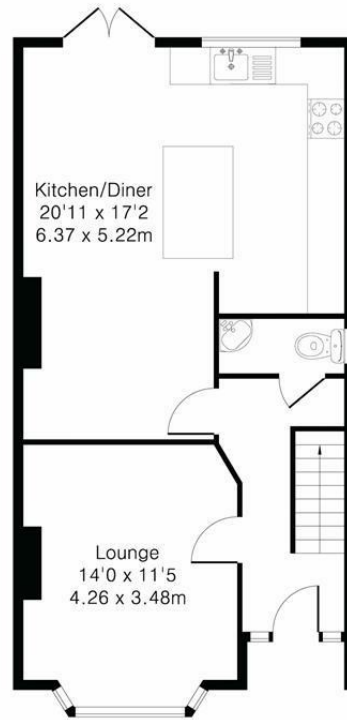
**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



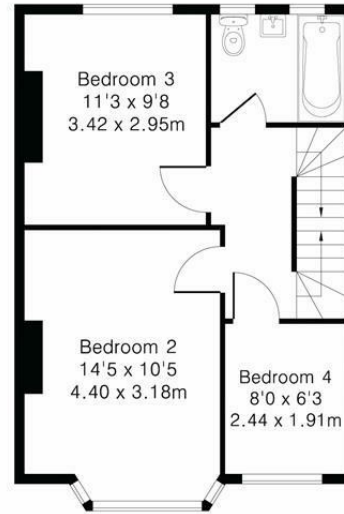




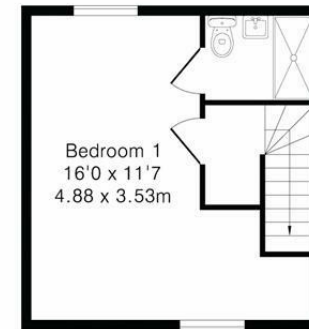
Approximate Gross Internal Area 1245 sq ft – 116 sq m  
Ground Floor Area 572 sq ft – 53 sq m  
First Floor Area 429 sq ft – 40 sq m  
Second Floor Area 244 sq ft – 23 sq m



Ground Floor



First Floor



Second 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: D

