



48 Bush Hill Road, London, N21 2DT  
Offers In Excess Of £700,000





## 48 Bush Hill Road, London, N21 2DT

Lanes are delighted to offer for sale on this sought after road, a charming, spacious and extended three-bedroom mid terrace family home. Just a short walk away from local shops, amenities and bus routes. Located only 0.9 miles away from Grange Park train station, a short drive to Enfield town Centre and within catchment for Primary and secondary schools. The property benefits from having off street parking, a downstairs w/c, a spacious kitchen/dining/living room, three generous size bedrooms, a south west facing garden, an outbuilding with electricity ready for office use and potential to extend into the loft STPP. Viewing is a must!



### **Porch**

Double glazed windows

### **Entrance Hall**

Via front door, laminate wood flooring, stairs to first floor landing, radiator, doors to:

### **Lounge**

14'9" x 13'7" (4.50m x 4.14m )

Double glazed window to front aspect, exposed wood flooring, radiator, coving, fireplace feature.

### **Kitchen/Diner**

22'5" x 18'6" widest to widest point (6.83m x 5.64m widest to widest point )

Wall and base unites with stone worktop surfaces, Bowl sink drainer with mixer tap, integrated gas hob, integrated double oven, extractor above, space for American style fridge/freezer, space for washing machine and dish washer. part tiled walls, half tiled floor & half laminate flooring, spotlights to ceiling, exposed brick fireplace feature, velux window, double glazed window to rear aspect, double opening doors leading to garden.

### **Downstairs WC**

Vanity unit with mixer tap, low flush wc, extractor fan, part tiled walls.

### **First Floor Landing**

Carpet, loft access, doors to:

### **Bedroom One**

11'9" x 11'5" to fitted wardrobe (3.58m x 3.48m to fitted wardrobe )

Double glazed round bay window to front aspect, radiator, fitted wardrobes, carpet, spotlights to ceiling.

### **Bedroom two**

12'8" x 9'3" to fitted wardrobe (3.86m x 2.82m to fitted wardrobe )

Double glazed window to rear aspect, radiator, fitted wardrobes, carpet, spotlights to ceiling.

### **Bedroom Three**

8" x 7'1" (2.44m x 2.16m)

Double glazed window to front aspect, radiator, picture rail, carpet.

### **Family Bathroom**

Frosted double glazed windows to rear aspect x2, panel

enclosed bath with mixer tap and shower attachment, pedestal hand was basin with mixer tap, low level w/c, tiled walls, tiled floor, spotlights to ceiling.

### **Front Garden**

Paved for off street parking.

### **Rear Garden**

Paved patio area, laid to lawn, shrub borders, wood outbuilding, access to garage.

### **Garage**

Up and over door.

### **Lanes Estate Agents Enfield Reference**

ET5060/PB/AX/PB/081123

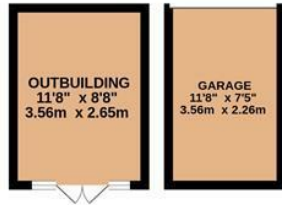




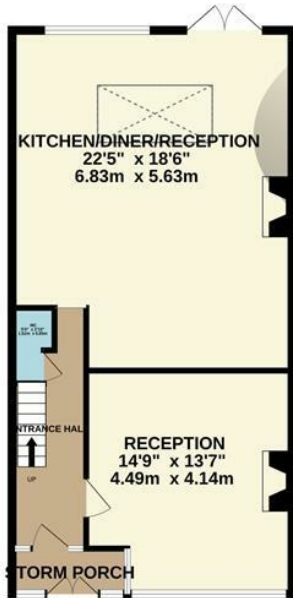
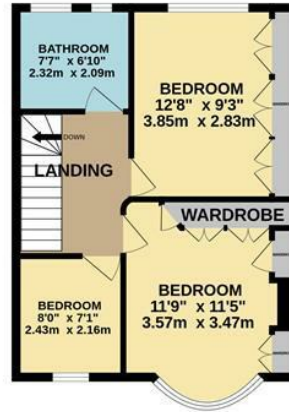




GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



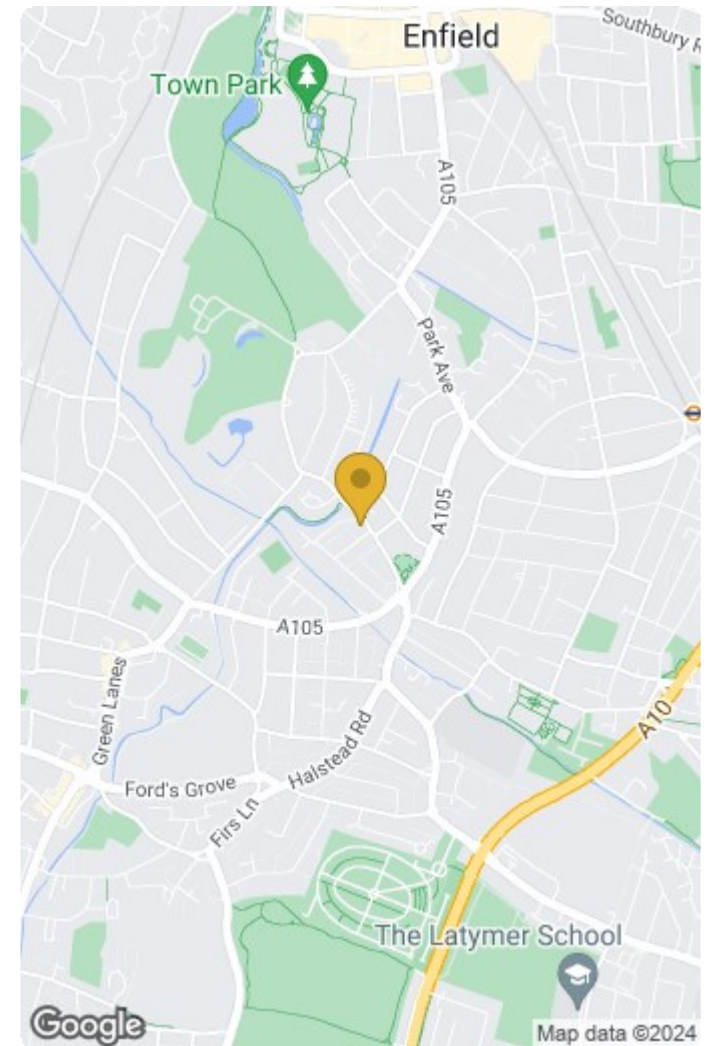
1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

