



BUSH HILL, N21 2BT



Offers in excess of £2,000,000 Freehold

- DETACHED
- THREE RECEPTIONS
- CONSERVATORY
- THREE BATHROOMS
- GARDEN
- RECEPTION HALLWAY
- KITCHEN AND UTILITY ROOM
- FIVE BEDROOMS
- TANDEM LENGTH GARAGE AND GYM
- CARRIAGE DRIVEWAY

Property Details

We have pleasure in offering for sale this double fronted spacious detached property offering approximately 3814 sq ft of accommodation and situated on a prestigious road. The property comprises of a reception hallway, three reception rooms, kitchen, conservatory, utility room, tandem length garage and gym. On the first floor there are four bedrooms with an en-suite to the master and bathroom. On the second floor is a further bedroom with en-suite. The rear garden has a large patio area with the remainder laid to lawn with an abundance of mature flower, shrub and bush borders. The front is brick paved carriage driveway with ample parking for multiple vehicles. Situated opposite Bush Hill Golf Course and within easy reach of Enfield Town multiple shopping centre.



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Approximate Gross Internal Area 305.0 m² ... 3283 ft² (excluding garden, garage, gym, eaves storage)
 Approximate Total Area (excluding garden and eaves storage) 354.3 sq m. 3814 sq. ft



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	64	75
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

