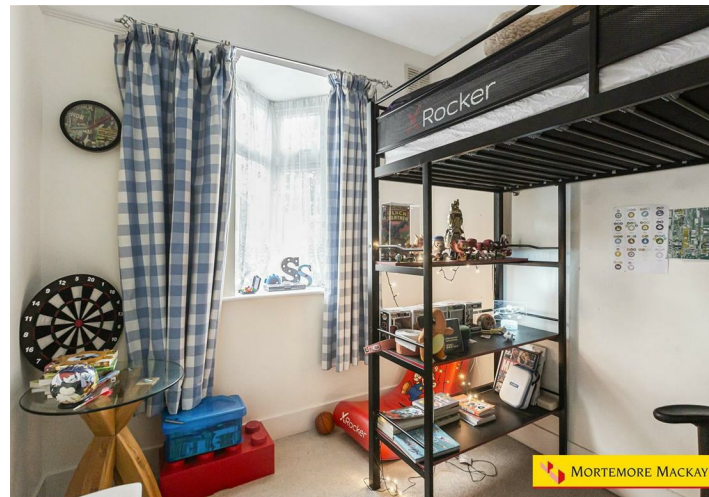




## BUSH HILL ROAD, N21 2DT



**£685,000 Freehold**

- TERRACED FAMILY HOUSE
- TWO FORMAL RECEPTION ROOMS
- DOWNSTAIRS WC
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- EXTENDED KITCHEN/DINER
- FAMILY BATHROOM
- GARAGE AT REAR

## Property Details

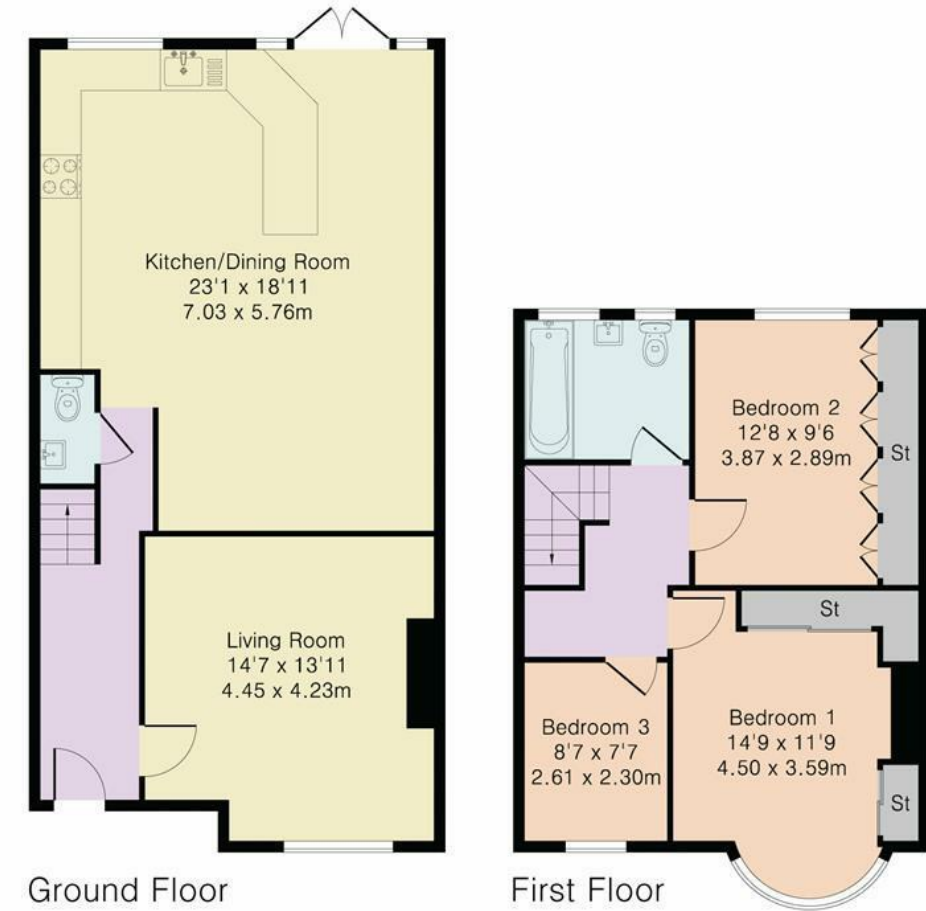
Mortmore Mackay are pleased to offer for sale this extended, terraced family house. The accommodation is arranged over two floors and provides 1185 square feet of living space with the potential, subject to the necessary consents, to convert the loft. There are three bedrooms, a family bathroom, a downstairs wc, two formal reception rooms and the rear reception is open to an extended kitchen/diner. The front is paved to provide off street parking whilst the rear has a private garden and a detached garage accessed via a rear service road. The property is located close to train stations in Grange Park, Bush Hill Park and Enfield.



### Approximate Gross Internal Area 1185 sq ft - 110 sq m

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 486 sq ft – 45 sq m



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.



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

