



DELHI ROAD, EN1 2LZ



£600,000 Freehold

- SEMI DETACHED HOUSE
- TWO CONNECTING RECEPTION ROOMS
- EASY ACCESS WET ROOM
- INTERNAL LIFT
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS WC
- OFF STREET PARKING
- VIEWS OVER KING GEORGE PLAYING FIELDS

Property Details

Placed on the desirable Delhi Road in Bush Hill Park, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The fitted kitchen is both practical and stylish, making meal preparation a delight. A modern wet room features non-slip flooring, ensuring safety and ease of use, while a convenient downstairs WC adds to the property's functionality.

Step outside to discover a private rear garden, thoughtfully designed with astro turf and a westerly aspect, perfect for enjoying sunny afternoons and outdoor gatherings. The paved driveway offers off-street parking, a valuable asset in this bustling area.

Notably, the property has been adapted to include a lift between one of the reception rooms and a bedroom, enhancing accessibility for all residents.

Location is key, and this home does not disappoint. Bush Hill Park train station is within easy reach, providing excellent transport links for commuters. Additionally, Raglan Primary School is nearby, making this an ideal choice for families with young children. The property is also situated opposite King George playing fields.

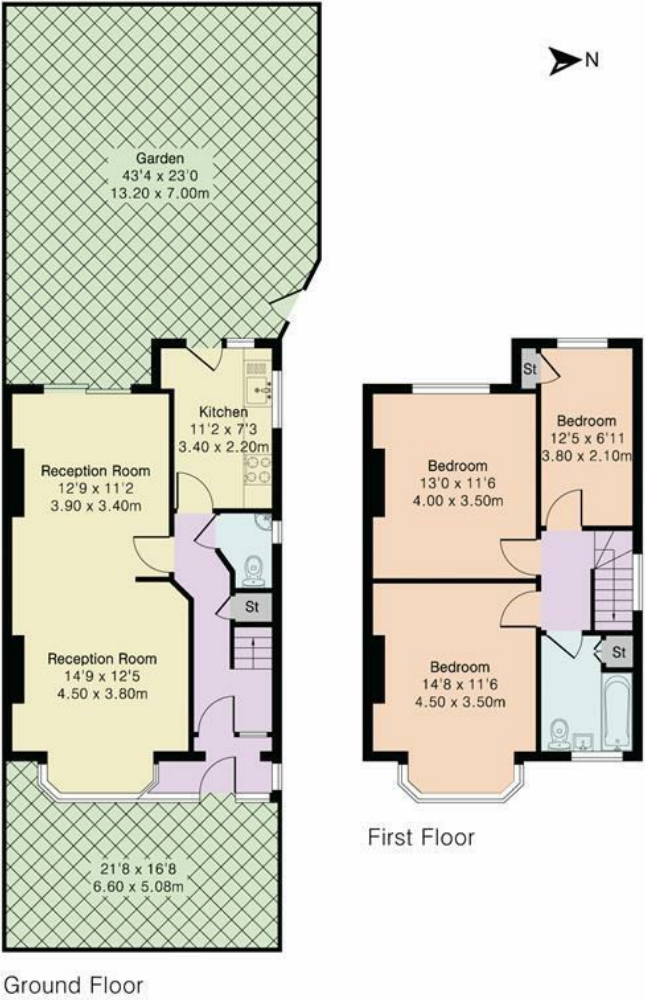
This semi-detached house on Delhi Road is a wonderful opportunity for those seeking a comfortable and well-located family home. Don't miss your chance to make it your own.



Approximate Gross Internal Area 989 sq ft - 92 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 483 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		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		E
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

