



Bush Hill, London, N21 2BT

welcome to
Bush Hill, London

Barnfields are extremely pleased to present this elegant and substantial, five bedroom detached residence behind a gated carriage driveway, with substantial grounds in one of Winchmore Hill's most prestigious turnings, within 200 yards of the superb Bush Hill Park Golf Course, within 1 mile of Grange Park Rail Station (Moorgate Line) and 1.7 miles to Winchmore Hill Village Green with its delightful shops and restaurants. Good schools are also close at hand.

Features include:-



Entrance Porch

Ceramic tiled floor, double doors to entrance hall.

Spacious Entrance Hall

Ceramic tiled floor, radiator.

Spacious Cloakroom / WC

Low flush WC, pedestal wash hand basin with cupboards under, ceramic tiled floor and walls, radiator.

Triple Aspect Lounge

35' x 13' (10.67m x 3.96m)

Fitted carpet, two sets of French windows onto garden, three radiators.

Dining Room

19' 7" x 14' (5.97m x 4.27m)

Ceramic tiled floor, radiator, double doors linking to lounge.

Kitchen / Breakfast Room

24' x 11' 2" (7.32m x 3.40m)

Comprehensively fitted comprising base units with worksurfaces, inset stainless steel sink units, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in double oven, integrated dishwasher, storage cupboards, ceramic tiled floor with underfloor heating, integrated fridge, radiator.

Lobby

Door to garage, door to utility room.

Utility Room

12' 8" x 8' (3.86m x 2.44m)

Base units with worktops, inset stainless steel sink unit, matching wall cabinets, vinyl floor.

First Floor

Elegant Galleried Landing

Access to loft.

Bedroom One

20' x 15' (6.10m x 4.57m)

Laminate floor, radiator, built-in wardrobe cupboards.

Bedroom Two

16' 4" x 13' 9" (4.98m x 4.19m)

Fitted carpet, radiator, range of built-in wardrobe cupboards and dressing table.

Bathroom / WC

Panelled bath, bracket wash hand basin, bidet, low flush WC (white suite), spacious double shower cubicle, fully tiled walls, heated towel rail.

Dual Aspect Bedroom Three

19' 7" x 14' 6" max (5.97m x 4.42m max)

Fitted carpet, range of built-in wardrobe cupboards, radiator.

Bedroom Four

12' 9" x 12' 4" (3.89m x 3.76m)

Fitted carpet, radiator, range of built-in wardrobe cupboards and dressing table.

Bedroom Five

11' x 7' 2" (3.35m x 2.18m)

Laminate floor, radiator.

Bathroom / WC

Panelled bath, bracket wash hand basin, low flush WC, ceramic tiled floor and walls, radiator.

Shower Room / WC

Large walk-in shower cubicle, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor and walls, heated towel rail.

Outside

Front Garden

As previously stated, this property is approached via two sets of security gates at end of a large carriage driveway with off-street parking for many cars and direct access to garage.

Garage

21' x 18' (6.40m x 5.49m)

Remote controlled up and over door, power and lighting.

Rear Garden

Stunning and substantial rear garden, approximate measurements 140' x 90' with large full width paved patio, many mature trees, flower and shrub borders, side pedestrian access from both sides of the property. The garden is well secluded and particularly attractive.



view this property online barnfields.co.uk/Property/ENF103883













welcome to

Bush Hill, London

- Gated Carriage Driveway
- Parking For Several Cars
- Large Garage 21' x 18'
- 140' x 90' Rear Garden
- Five Bedrooms

Tenure: Freehold EPC Rating: D

£2,000,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



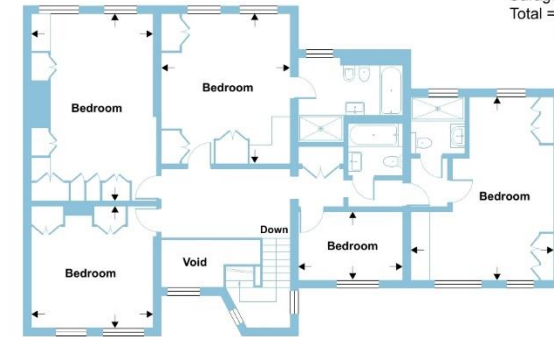
Property Ref:
ENF103883 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

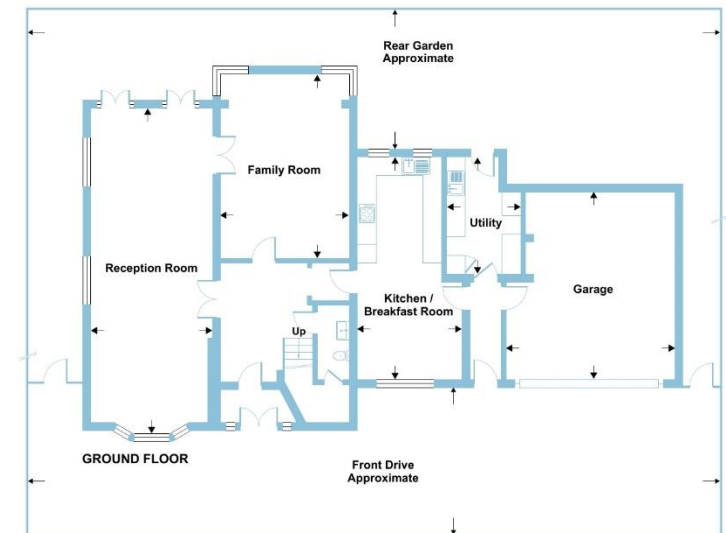
Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Bush Hill, London, N21

Approximate Area = 2869 sq ft / 266.5 sq m (excludes void)
Garage = 340 sq ft / 31.6 sq m
Total = 3209 sq ft / 298.1 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Barnard Marcus. REF: 1027993



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)