



**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.



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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

**£1,750,000**



Please note the marker reflects the postcode not the actual property

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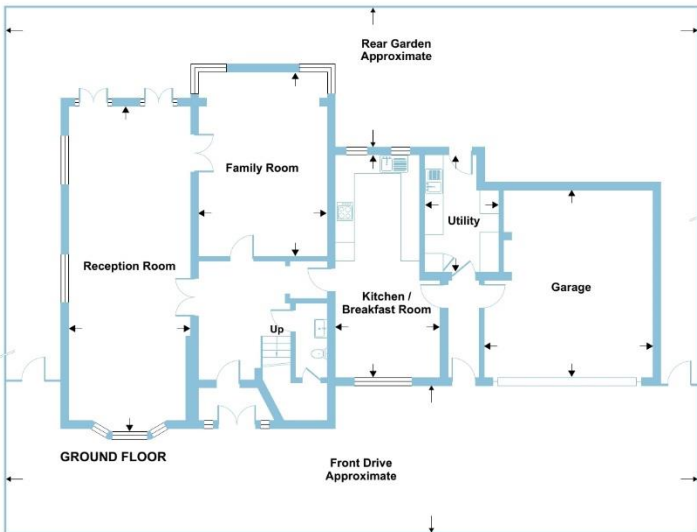
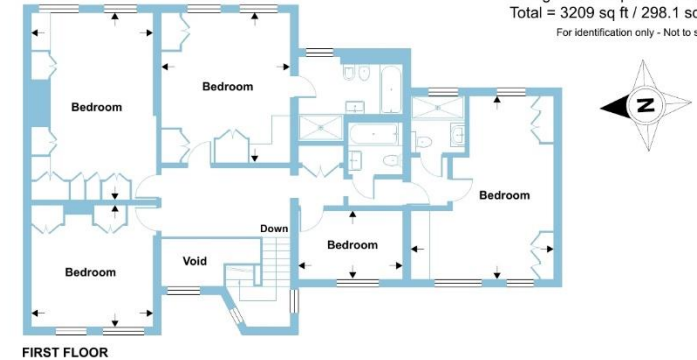
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## Bush Hill, London, N21

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



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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