



**Bush Hill Road, London, N21 2DP**



**welcome to**  
**Bush Hill Road, London**

Barnfields are delighted to offer this attractive and spacious, semi-detached bungalow in a sought after location, within walking distance of local shops at Bush Hill Parade and Bush Hill Park Golf Course. Enfield Town multiple shopping centre and Grange Park Rail Station (Moorgate Line) are within easy reach.

Features include:-







### **L Shaped Entrance Hall**

Laminate floor, radiator, loft hatch providing access to boarded bonus loft room.

### **Bonus Loft Room**

Boarded loft room with dormer window.

### **Lounge**

23' 4" x 12' 2" at widest ( 7.11m x 3.71m at widest )  
Fitted carpet, two radiators, attractive brick open fireplace, picture rail, double glazed French windows to garden.

### **Kitchen / Dining Room**

17' 2" max x 10' at widest ( 5.23m max x 3.05m at widest )  
The kitchen area is comprehensively fitted with base units, wall cabinets, inset sink unit, plumbing for washing machine, wall mounted combination gas central heating boiler, radiator, laminate floor, door to garden.

### **Bedroom One**

16' x 11' 8" ( 4.88m x 3.56m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

### **Bedroom Two**

10' x 8' 10" ( 3.05m x 2.69m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

### **Bathroom / WC**

Panelled bath with separate shower control, shower screen, pedestal wash hand basin, low flush WC (white suite), vinyl floor, radiator.

### **Outside**

#### **Front Driveway**

With off-street parking.

#### **Rear Garden**

Approximately 50' of rear garden from back of original house, with wide side pedestrian access, patio, laid to lawn, flower and shrub borders, two sheds.



***view this property online*** [barnfields.co.uk/Property/ENF104532](http://barnfields.co.uk/Property/ENF104532)









welcome to

## Bush Hill Road, London

- Spacious Extended Lounge
- No Chain
- Two Good Sized Bedrooms
- 50' Rear Garden
- Off-Street Parking To Front

Tenure: Freehold EPC Rating: E

**£585,000**



Please note the marker reflects the  
postcode not the actual property



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



Property Ref:  
ENF104532 - 0007

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.

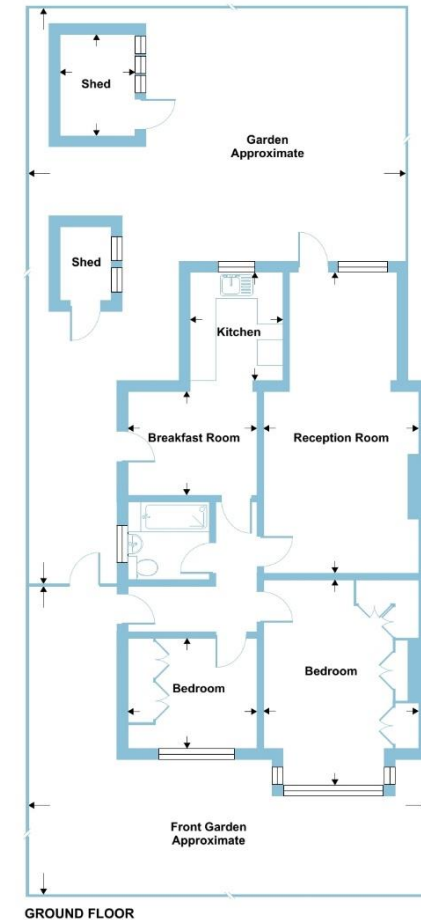
## Bush Hill Road, London, N21

Approximate Area = 788 sq ft / 73.2 sq m

Outbuildings = 69 sq ft / 6.4 sq m

Total = 857 sq ft / 79.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1214585



barnfields



**020 8363 3394**



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



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



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