



Bury Street West, (Bush Hill Park Borders), London

welcome to

Bury Street West, (Bush Hill Park Borders), London

Barnfields have great pleasure in offering for sale this immaculate and deceptively spacious three bedroom extended semi-detached house, within a short level walking distance of Bush Hill Park Overground Station (Liverpool Street Line), convenient bus routes and close to excellent primary and secondary schools including the OFSTED "Outstanding" rated Raglan Primary School.

The property is offered in excellent condition throughout and must be viewed to be fully appreciated. Early viewing is highly recommended.



Hallway

Via composite front door with leaded light stained glass inserts and matching window to side, radiator, understairs cupboard, solid wood flooring.

Lounge / Dining Room

28' x 12' 4" (8.53m x 3.76m)

Fitted carpet, double glazed bay window to front with leaded inserts, handsome cast iron fireplace with tiled inserts, tiled hearth and wooden surround, three radiators, open to:-

Breakfast / Multipurpose Room

10' x 9' 10" (3.05m x 3.00m)

Tiled flooring, radiator, sliding double glazed patio doors to rear, double doors opening to:-

Kitchen

20' 3" at widest x 9' 8" (6.17m at widest x 2.95m)

Also accessed from the hallway, with a range of fitted cream wall and base units with toning Quartz-look worktops, undermount sink, ceramic induction hob with extractor hood above and built-in oven below, sage metro tiled splashbacks, built-in dishwasher and washing machine, tumble dryer, space for an American style fridge-freezer, storage cupboard, additional worktop with cupboards above and below, tiled floor, double glazed door and windows to garden.

First Floor

Landing

Fitted carpet, original leaded light stained glass window (secondary glazed), loft hatch opening to ample loft storage space (with potential to convert subject to relevant planning permissions).

Bedroom One

14' 11" x 11' 5" (4.55m x 3.48m)

Fitted carpet, double glazed bay window to front with leaded inserts, radiator.

Bedroom Two

13' 2" x 10' (4.01m x 3.05m)

Fitted carpet, double glazed windows to rear, radiator, range of generous built-in mirror fronted wardrobes.

Bedroom Three

8' 7" x 7' 1" (2.62m x 2.16m)

Laminate flooring, double glazed windows to front with leaded inserts, radiator.

Bathroom

Panelled bath with shower over, wall mounted hand basin, low level WC, built-in cupboard, fully tiled walls and floor, radiator, double glazed windows to rear, spotlights.

Outside

Rear Garden

An approx. 80ft Southerly facing garden with raised terrace and steps down to main patio with an immaculate central lawn, shrub borders, ornamental pond, rear access gate to gated private access road.

Studio / Garden Room

16' 10" x 15' 6" (5.13m x 4.72m)

This versatile room lends itself to a multitude of uses with laminate flooring, spotlights, four skylights with blinds, two electric wall mounted heaters, double glazed doors opening to garden.

Rear Storage Area

17' x 5' 8" (5.18m x 1.73m)

An integrated storage area with separate access.



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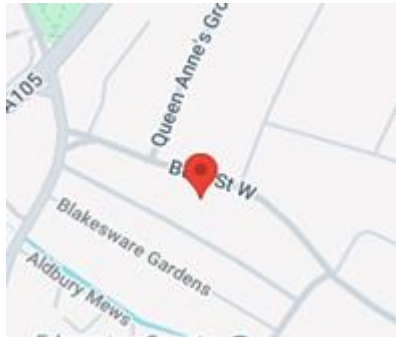
Bury Street West, (Bush Hill Park Borders), London

- Spacious Living Area Including A 28ft Lounge/Dining Room
- Modern Kitchen With Breakfast Room
- Three Well-Proportioned Bedrooms
- Versatile Studio Garden Room
- Large South Facing Rear Garden
- Character Features Including Stained Glass Windows
- Scope To Convert The Loft Space (Subject To Relevant Planning)
- Close To Station, Good Schools And Local Amenities

Tenure: Freehold EPC Rating: D

offers in excess of

£650,000



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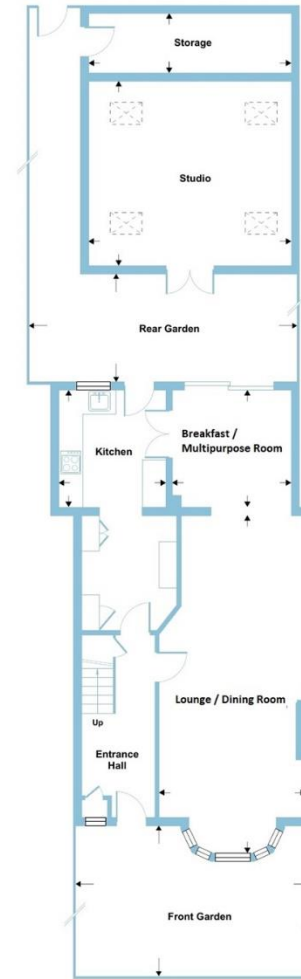
Property Ref:
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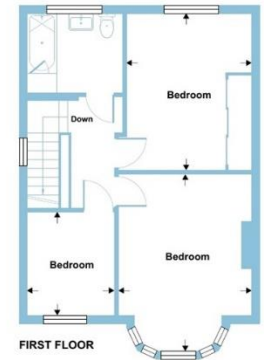
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Bury Street West, London (Bush Hill Park Borders)

Approximate Area = 1196 sq ft / 111.1 sq m
Outbuilding = 349 sq ft / 32.4 sq m
Total = 1545 sq ft / 143.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1220036.



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