

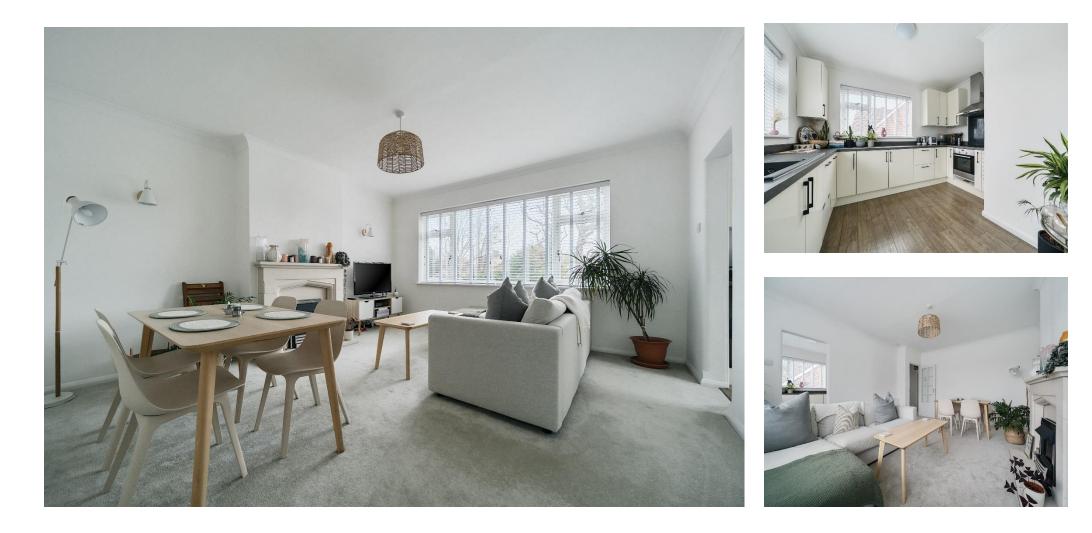
Bush Hill Road, London, N21 2DP



## *welcome to* Bush Hill Road, London

Beautifully bright and spacious, first floor two bedroom (both doubles) maisonette in a most sought after residential location, within walking distance of Grange Park Rail Station (Moorgate Line) and Bush Hill Park Rail Station (Liverpool Street Line) and local shops and within good access of Enfield Town multiple shopping centre.

The particularly well presented and modernised property features:-



#### **Own Front Door**

With wide easy rising staircase to landing.

#### Landing

Fitted carpet, storage cupboard/coat cupboard, deep airing cupboard housing lagged copper cylinder hot water tank with immersion heater, access to loft (a particularly spacious loft, extremely handy for storage).

#### Lounge

16' x 14' (4.88m x 4.27m) Fitted carpet, electric radiator, attractive limestone fireplace.

#### Kitchen

#### 12' x 11' ( 3.66m x 3.35m )

Comprehensively fitted in modern cream coloured units, comprising base units with worktops, inset sink unit, matching wall cabinets, inset induction hob with fume extractor hood over, built-in oven, integrated dishwasher, integrated fridge and freezer, plumbing for washing machine, attractive vinyl floor, dual aspect and particularly bright.

#### **Bedroom One**

16' 7" x 12' 5" ( 5.05m x 3.78m ) Fitted carpet, electric radiator.

#### **Bedroom Two**

12' x 9' 6" ( 3.66m x 2.90m ) Fitted carpet, electric radiator.

#### Shower Room / WC

Modern suite, corner shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), porcelain tiled floor, heated towel rail.

#### Outside

Substantial communal lawns surround the block. There is easy vehicular access to a detached brick built garage at rear, up and over door, ample parking facilities.















## welcome to

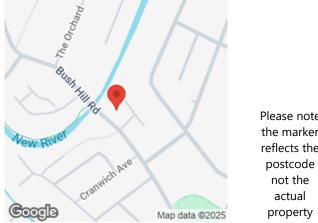
## **Bush Hill Road, London**

- Share Of Freehold
- **Spacious Attractive Lounge**
- Two Double Bedrooms
- Modern Shower Room / WC
- **Detached Brick Built Garage** .

#### Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref: ENF104947 - 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.

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#### Bush Hill Road, London, N21

Approximate Area = 829 sq ft / 77 sq m For identification only - Not to scale









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



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