



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



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

A spacious and beautifully appointed, bay window 1930's built house with a large rear extension, in a most convenient and sought after location, close to Bush Hill Park Golf Course and Grange Park Rail Station (Moorgate Line). Local shops are within walking distance. Enfield Town multiple shopping centre and good schools are within easy reach.

The extended property features:-



### **Double Glazed Entrance Porch**

To:-

### **Entrance Hall**

Laminate floor, two radiators with covers, understairs storage cupboard.

### **Cloakroom / WC**

Low flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

### **Lounge**

14' 4" x 13' 7" ( 4.37m x 4.14m )

Handsome cast open fireplace with marble mantel, radiator, laminate floor.

### **Kitchen / Diner / Sitting Room**

22' 6" x 19' 9" to extremes ( 6.86m x 6.02m to extremes )

The sitting area/diner area has laminate floor, attractive brick fireplace with wood burner, open planned to kitchen area which is beautifully fitted in attractive oak units, comprising base units with worktops, inset one and half bowl sink unit, inset gas hob unit with fume extractor hood over, built-in double oven, plumbing for washing machine and dishwasher, space for double fridge-freezer, radiator and cover, double glazed French windows to garden, ceramic tiled floor.

### **First Floor**

### **Spacious Landing**

Fitted carpet, access to loft housing has central heating boiler and megaflo hot water tank/system.

### **Bedroom One**

15' 6" into bay x 12' max ( 4.72m into bay x 3.66m max )

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

### **Bedroom Two**

12' 8" x 11' 6" ( 3.86m x 3.51m )

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

### **Bedroom Three**

8' 3" x 7' 6" ( 2.51m x 2.29m )

Fitted carpet, radiator, oriel bay window.

### **Bathroom / WC**

Panelled bath with mixer taps and shower attachment, shower curtain and screen, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

### **Outside**

### **Front Garden**

Brick paved providing off-street parking for 2 cars.

### **Rear Garden**

Approximately 75' of south facing rear garden, paved patio, laid to lawn, flower and shrub borders.

### **Garage**

Access via rear vehicular drive, power and lighting, summerhouse with power and lighting and rear pedestrian door.



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welcome to

## Bush Hill Road, London

- 75' South Facing Rear Garden
- Garage
- Off-Street Parking
- Cloakroom / WC
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: C

**£675,000**



Please note  
the marker  
reflects the  
postcode not  
the actual  
property

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Property Ref:  
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## Bush Hill Road, London, N21

Approximate Area = 1256 sq ft / 116.6 sq m  
Garage = 124 sq ft / 11.5 sq m  
Outbuildings = 115 sq ft / 10.6 sq m  
Total = 1495 sq ft / 138.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1273091



**020 8363 3394**



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



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



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