



Brendon Way, EN1 2LE
Enfield





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Discover the charm of this 1930's semi-detached property, located within a desirable residential area of Bush Hill Park. As you step into the home, a spacious entrance hall welcomes you, setting the tone for the generous proportions and inviting atmosphere that await within. The ground floor unfolds with two reception rooms, providing versatile spaces for family gatherings & entertaining. The kitchen, invites the opportunity to infuse your own style and culinary preferences into the heart of the home. Adding practicality to daily life, a downstairs WC is placed on the main level. To the upper floor, you'll find a shower room, WC and three spacious bedrooms. The allure of this home extends outside, where an approximate 56' garden invites you to unwind and embrace the joys of outdoor living. Adding to the appeal is a garage with power, accessed via a shared driveway. This secure and versatile space provides parking convenience and storage solutions, enhancing the overall functionality of the home.

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£685,000



- Three Bedroom Semi-Detached 1930's House
- Downstairs WC and Upstairs Shower Room
- Garage with Power and Lighting Via Shared Driveway

- Close Proximity to Transport Links Including Bush Hill Park Station(0.5 miles)
- Peaceful Residential Road

Entrance Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Single glazed opaque windows to the front and side aspects, Textured ceiling, Ceiling rose, Parquet flooring, Double radiator, Power points

Reception Room 1 17'37 x 12'24 (5.18m x 3.66m)

Single glazed bay window to the front aspect, Coved ceiling, Ceiling rose, Single radiator, Laminate flooring, Power points

Reception Room 2 17'50 x 10'98 (5.18m x 3.05m)

Single glazed windows and doors leading to the garden, Coved ceiling, Ceiling rose, Single radiator, Laminate flooring, Power points

Kitchen 14'34 x 7'58 (4.27m x 2.13m)

Door leading to the garden, Windows to the rear and side aspect, Double radiator, Tiled flooring, A range of base and wall units with roll top work surfaces, Tiled splash backs, Sink drainer unit, Space for cooker, Plumbing for washing machine, Space for fridge/freezer, Power points

Downstairs WC

Single glazed opaque window to the side aspect, Partly tiled walls, Tiled flooring, Low level WC

First Floor Landing

Single glazed stain glass window to the side aspect, Loft access, Storage cupboard, Airing cupboard, Parquet flooring, Power points

Bedroom 1 17'49 x 11'34 (5.18m x 3.35m)

Single glazed bay window to the front aspect, Coved ceiling, Single radiator, Laminate flooring, Power points

- Two Reception Rooms
- A Well Maintained Approximate 56ft Rear Garden
- Within Catchment Area of Sought After Schools Including The Raglan Schools
- Potential for Expansion Including Loft Conversion and Rear Extension STPP
- Easy Access to the A10/M25

Bedroom 2 17'37 x 10'70 (5.18m x 3.05m)

Single glazed bay window to the rear aspect, Coved ceiling, Built in wardrobe, Laminate flooring, Double radiator, Power points

Bedroom 3 10'47 x 7'43 (3.05m x 2.13m)

Single glazed bay window to the front aspect, Single radiator, Laminate flooring, Power points

Shower Room 7'28 x 5'09 (2.13m x 1.75m)

Double glazed window to the rear aspect, Heated towel rail, Tiled flooring, Thermostatically controlled shower, Wash basin with mixer tap and vanity unit underneath, Partly tiled walls

Separate WC 6'77 x 2'67 (1.83m x 0.61m)

Opaque window to the rear aspect, Low level WC, Tiled flooring, Partly tiled walls

Garden approx 56' (approx 17.07m)

Mainly laid to lawn with plant and shrub borders, Side access, Access into the Garage, Wooden shed, Patio area





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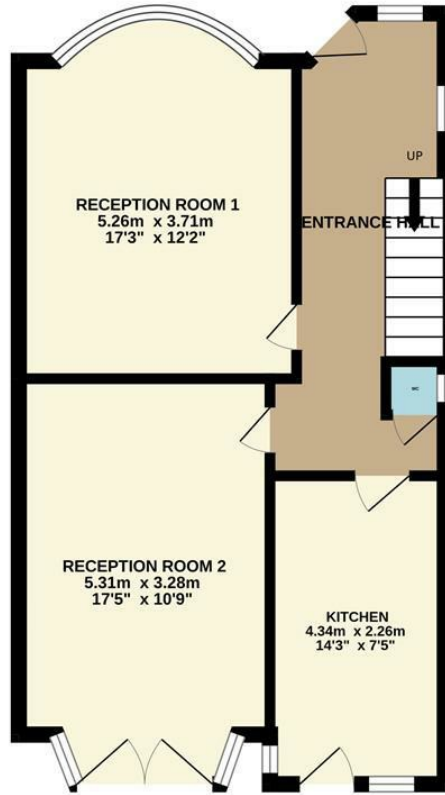
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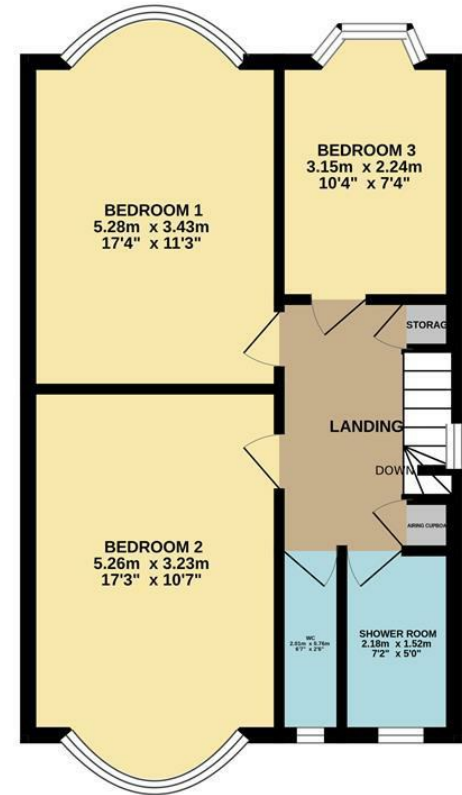
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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