





Wellington Road, Bush Hill Park, Enfield,
EN1

£800,000

Addison Townsend are pleased to offer this lovely three bedroom semi detached house located on a popular residential road in Bush Hill Park. The house offers; front reception room, open plan modern kitchen diner, converted garage to provide downstairs toilet and utility room, three spacious bedrooms with fitted wardrobes to the main bedrooms, four piece bathroom suite, private rear garden with summer house to rear and off street parking. The house is located within 0.4 miles of Bush Hill Park Overground Station, local shops and is within close proximity to the very popular Ragland Primary School. The house also offers further potential to extend subject to planning permission.





Tenure : Freehold

Council Tax Banding : E

EPC D

Sq.Ft : 1188



**Approximate Gross Internal Area 1188 sq ft - 111 sq m
(Excluding Outbuilding)**

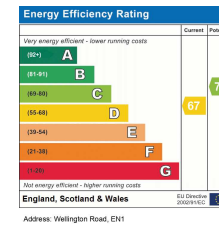
Ground Floor Area 677 sq ft - 63 sq m
First Floor Area 511 sq ft - 48 sq m
Outbuilding Area 141 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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ADDISON TOWNSEND
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