



Edenbridge Road, Bush Hill Park, Enfield

Available

£775,000 (Freehold)





A four-bedroom Edwardian end-of-terrace house in a tree lined turning in Bush Hill Park, offering flexible family accommodation, a garage, and scope for further development, with planning permission having already been granted.

A substantial four-bedroom Edwardian end-of-terrace house, positioned in a well-regarded pocket of Bush Hill Park and within 0.2 miles of Bush Hill Park Station. Offering balanced accommodation across two floors, the property combines original architectural detail with practical family living space and further potential, subject to the necessary consents.

The ground floor is arranged around an inner hallway with engineered wood flooring and useful under-stairs storage. Two reception rooms sit to the front and side, both benefitting from original sash windows with plantation shutters, ceiling detailing and fireplaces, creating well-proportioned and characterful living spaces.

To the rear and side, the kitchen/diner forms a generous footprint, fitted with eye and base level units, dual sinks and space for a range of appliances including a five-ring gas cooker. From here there is direct access to the rear garden, garage and side entrance, allowing for a practical and well-connected layout. A ground floor WC adds further convenience.

Upstairs, four bedrooms are arranged off the landing, with fitted wardrobes to two rooms and feature fireplaces enhancing the principal spaces. The family bathroom is positioned to the rear and includes both bath and shower facilities, with additional storage incorporated. Loft access is available from the landing.

Externally, the property benefits from a garage with power and lighting, a rear garden combining lawn and paved areas with side access, and front and side gardens with established planting and a gated approach.

Situated within 0.2 miles of Bush Hill Park Station and within the catchment of Raglan School, an outstanding school, the property is well placed for transport, schooling, and local amenities. The overall layout, garage provision, and scope for further development (STPP) make it a well-balanced family home in a consistently sought-after setting.

Local Authority: London Borough of Enfield
Council Tax Band: F

Front and Side Garden

Gate providing access to garage, mature shrubs, paved area

Inner Hallway

Coving to ceiling, stairs to first floor landing, door to reception 1, door to reception 2, door to kitchen/diner, understairs storage cupboard housing: fuse box and electric/gas meter, radiator, engineered wood flooring

Reception 1

Coving to ceiling, ceiling rose, original sash windows to front aspect, plantation shutters, fitted shelving, radiator, engineered wood flooring

Reception 2

Coving to ceiling, ceiling rose, original sash windows to side aspect, plantation shutters, 2x radiator

Kitchen/Diner

uPVC double glazed door leading to rear garden, door to WC, door to garage, door to side/front garden, eye and base level units, sink with mixer tap, further butler style sink with mixer tap, space for fridge/freezer, space for 5 ring gas cooker, space for washing machine, space for dishwasher, space for dryer, cupboard housing 'Valliant' boiler, part tiled walls, tiled flooring

WC

Frosted window to side aspect, 2x fitted cupboards, low level WC, wash hand basin, electric heater, extractor fan, splash back tiles, tiled flooring

First Floor Landing

Loft access, doors to all bedrooms, door to bathroom, carpet





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Bedroom 1

Coving to ceiling, ceiling rose, original sash windows to front aspect, original sash windows to side aspect, fitted wardrobes, feature fire place with surround, radiator, carpet

Bedroom 2

Coving to ceiling, original sash windows to side aspect, feature fire place with surround, radiator, carpet

Bedroom 3

Coving to ceiling, original sash windows to front aspect, fitted wardrobe, radiator, carpet

Bedroom 4

Coving to ceiling, uPVC double glazed sash windows to rear aspect, radiator, carpet

Bathroom

Double glazed sash windows to rear aspect, low level WC, panelled bath, mains fed shower, sink with mixer tap (storage under), heated towel rail, part-tiled walls, vinyl flooring

Garage

Power and lighting, up and over door, door leading to rear garden

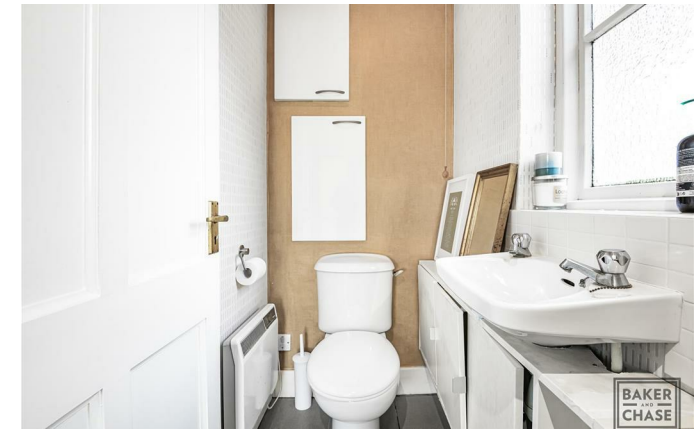
Rear Garden

Outside tap, side gate, part paved area, rest laid to lawn

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.





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Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



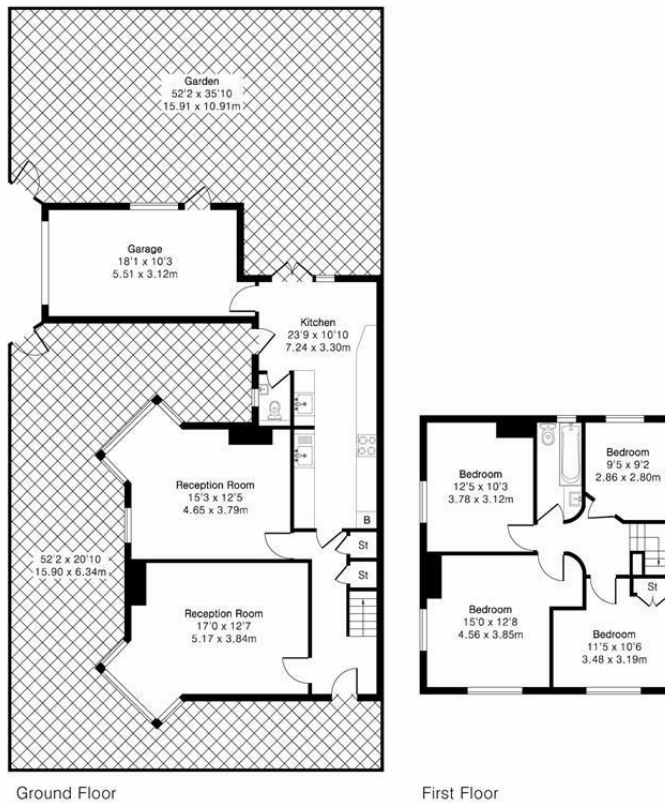
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Approximate Gross Internal Area 1574 sq ft - 146 sq m
(Including Garage)

Ground Floor Area 978 sq ft – 91 sq m

First Floor Area 596 sq ft – 55 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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: F

