





Lynmouth Avenue, Bush Hill Park, Enfield, EN1

£625,000

Addison Townend are pleased to offer this lovely end of terraced house situated in a quiet residential turning in Bush Hill Park. The property is located within close proximity to Raglan Primary School, 0.2 miles of Bush Hill Park Overground Station, King George Playing field and is within easy reach of the A10 with its links to the A406 and M25. The accommodation offers two reception rooms, kitchen, downstairs W/C, sun room, three bedrooms and family bathroom. Externally the property offers rear garden, side access and off street parking to the front. Further benefits include gas central heating, double glazed windows and potential to extend and convert the loft subject to the usual planning consents.

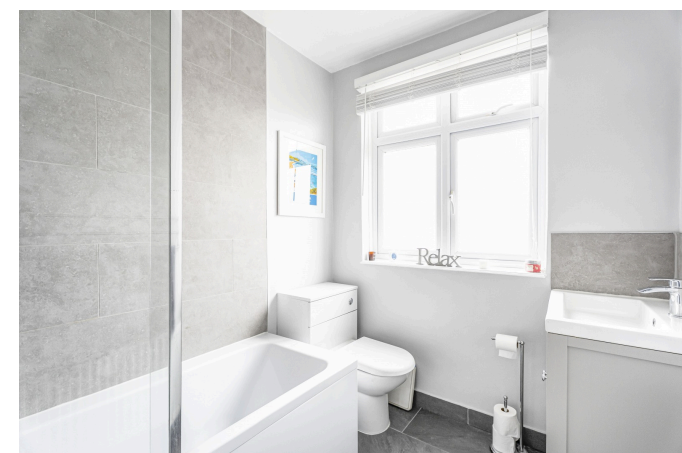
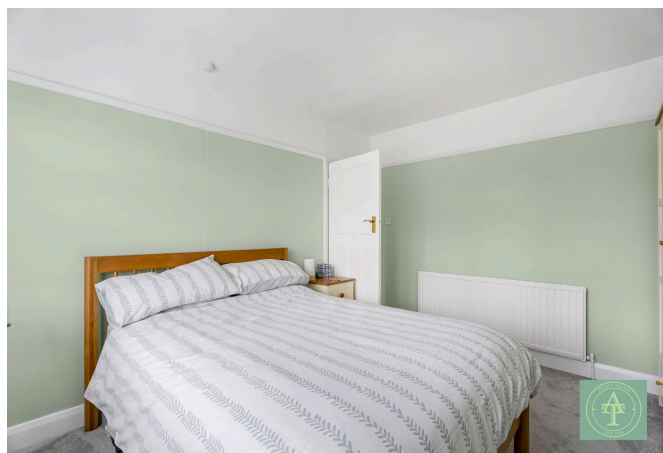


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Tenure : Freehold

EPC C

Sq.Ft : 1010

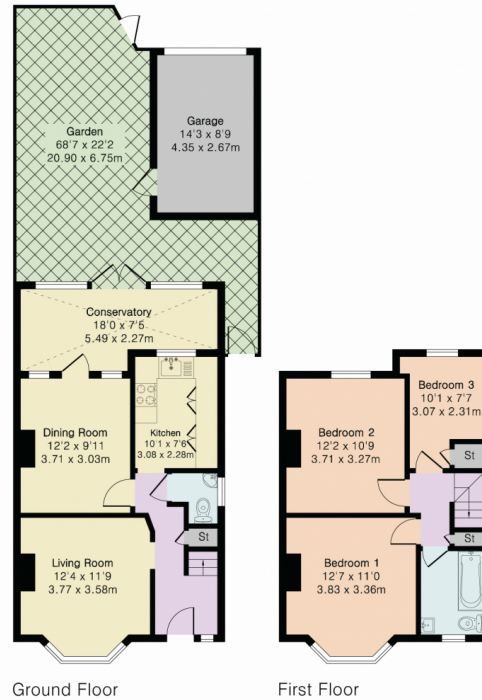


**Approximate Gross Internal Area 1010 sq ft - 94 sq m
(Excluding Garage)**

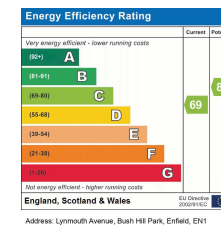
Ground Floor Area 570 sq ft - 53 sq m

First Floor Area 440 sq ft - 41 sq m

Garage Area 125 sq ft - 12 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/ternants are advised to recheck the measurements

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