



Orchardmede, London, N21 2DL



welcome to

Orchardmede, London

Barnfields present this spacious three bedroom detached bungalow in a wonderful cul-de-sac location backing onto and with delightful views over The New River, close to Bush Hill Park Golf Course and within access of schools including Highlands and Winchmore School, Grange Park Rail Station (Moorgate Line) and Enfield Town multiple shopping centre.

The property requires some modernisation and has further potential to extend upwards and outwards (subject to relevant planning permissions).



Entrance Hall

Fitted carpet, double built-in coat cupboard/storage cupboard.

Study / Third Bedroom

12' x 8' 6" (3.66m x 2.59m)
Ceramic tiled floor, radiator.

Lounge / Dining Room

23' 6" to extremes x 13' to extremes (7.16m to extremes x 3.96m to extremes)
Dual aspect with views over the river.
Convector fire, French windows to garden, open planned to dining area.

Dining Area

10' x 9' (3.05m x 2.74m)
Fitted carpet, radiator.

Kitchen

10' 7" x 10' (3.23m x 3.05m)
Comprehensively fitted in oak units, comprising base units with worktops, matching wall cabinets, inset ceramic hob, built-in oven, inset one and half bowl stainless steel sink unit, vinyl floor, cupboard housing Potterton gas central heating boiler, door to sideways.

Inner Hall

Storage cupboard, access to loft.

Bedroom One

15' 2" x 11' 6" (4.62m x 3.51m)
Range of built-in wardrobe cupboards, drawer units, separate double built-in wardrobe cupboard, radiator.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)
Fitted carpet, radiator, built-in wardrobe cupboard.

Bathroom

Panelled bath, pedestal wash hand basin, radiator, fitted carpet.

Separate WC

Low flush suite, wash hand basin.

Outside

Garage

Attached brick built garage with rear pedestrian door.

Rear Garden

Particularly wide attractive rear garden, laid to lawn with flower and shrub borders, substantial fishpond, wide side pedestrian access via gate to front, delightful views over The New River.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to Orchardmede, London

- Views Over River
- Garage To Side
- Superb Dual Aspect Lounge / Dining Room
- Large Master Bedroom
- No Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

Offers In Excess Of

£725,000



Please note the
marker reflects the
postcode not the
actual property

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Approximate Area = 1079 sq ft / 100.2 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1224 sq ft / 113.6 sq m
For identification only - Not to scale



GROUND FLOOR

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Property Ref:
ENF105746 - 0003

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