



BUSH HILL ROAD, N21 2DP



£1,100,000 Freehold

- DETACHED FAMILY HOME
- TWO BATHROOMS
- FRONT RECEPTION ROOM
- UTILITY ROOM
- OFF STREET PARKING FOR MULTIPLE CARS
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- OFFICE
- DOWNSTAIRSWC
- 135' REAR GARDEN

Property Details

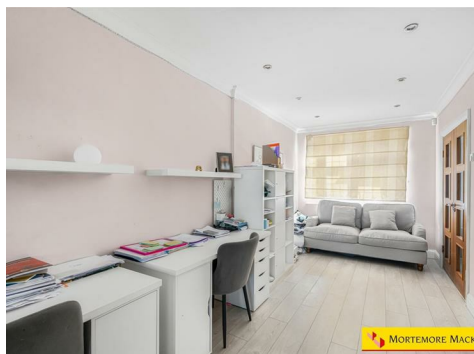
Placed on the desirable Bush Hill Road in Winchmore Hill N21, this splendid detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,834 square feet, the property is thoughtfully arranged over two floors, providing ample space for family living.

Upon entering, you are greeted by a welcoming hallway that leads to a variety of reception rooms. The front reception room is perfect for entertaining guests, while the dedicated office space offers a quiet retreat for work or study. The heart of the home is undoubtedly the impressive open-plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for family gatherings. Additionally, a utility room and a convenient downstairs WC enhance the practicality of this delightful residence.

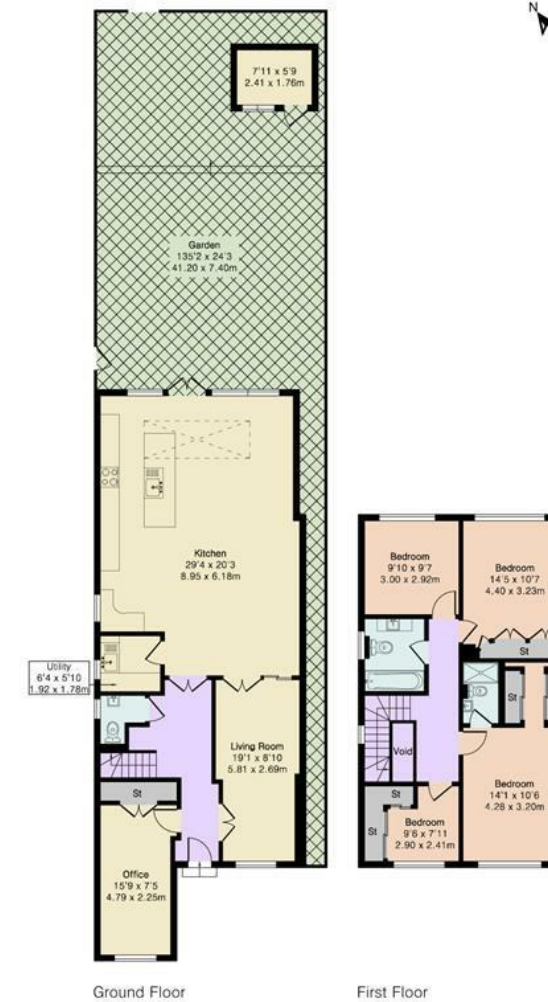
The first floor boasts four well-proportioned bedrooms, including a principal bedroom complete with an ensuite shower room, ensuring privacy and comfort. A further family bathroom serves the remaining bedrooms, making this home ideal for families of all sizes.

Externally, the property features a paved front area that provides off-street parking for multiple vehicles, a valuable asset in this bustling area. The rear garden, extending to an impressive 135 feet, offers a tranquil outdoor space for relaxation and recreation, perfect for children to play or for hosting summer barbecues.

Located in close proximity to Grange Park, Bush Hill Park and Enfield Town stations, as well as a variety of shops, restaurants, and cafes in Winchmore Hill, Grange Park, and Enfield Town, this home is perfectly situated for both commuting and leisure. This property is a rare find and presents an excellent opportunity for those seeking a spacious family home in a vibrant community.



Approximate Gross Internal Area 1834 sq ft - 170 sq m
(Excluding Outbuilding)
Ground Floor Area 1086 sq ft - 101 sq m
First Floor Area 748 sq ft - 69 sq m
Outbuilding Area 46 sq ft - 4 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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	
Current	Potential
	81
70	
England & Wales	
EU Directive 2002/91/EC	

