



Augustus Lodge Bulls Cross, Enfield, EN2 9HD

Fixed Asking Price £1,100,000

Lanes
ESTATE AGENTS

.Augustus Lodge Bulls Cross, Enfield, EN2 9HD

****£150,000 PRICE REDUCTION - PRICED TO SELL****

This attractive and highly individual Edwardian Lodge House was built around 1904 as the Gardener's Lodge for the neighbouring Myddelton House (and still enjoys a right of way through a gateway into the magnificent gardens to the main house to this day). The setting, within a Conservation Area, is glorious with the house and gardens overlooking adjoining farmland - with regular visits from local wildlife and with excellent countryside walks on your doorstep you would hardly imagine that you are so close to London. The house has considerable character with good-sized rooms and high ceilings giving it a light and spacious feel throughout.

The house sits in a pleasant rural setting and yet is very well placed for local transport links, schools and amenities. It is less than five minute's drive from the junction both the M25 and A10, a similar distance from both Turkey Street Station (Liverpool Street in around 32 minutes) and Crews Hill Station (Moorgate in around 36 minutes), and a short walk to the bus stop. The house is a very short walk from the well regarded Forty Hill CofE Primary School (outstanding in the latest OFSTED report) and around five minutes from Worcesters Primary School (also outstanding). Local secondary schools include St Ignatius College (good), Aylands School (outstanding) and the Lea Valley High School (good). There is a village shop just up the road, two good local pubs, the Pied Bull (gastro pub) and King and Tinker, White Webbs Golf Club which can be reached via the footpath close the the house and a coffee shop in Myddelton House.



ENTRANCE HALL

LOUNGE 17'5" x 15'1" (5.31m x 4.6m)

FAMILY ROOM 18'4" x 18'4" (5.59m x 5.59m)

KITCHEN 11'10" x 8'5" (3.61m x 2.59m)

W/C

FAMILY BATHROOM

BEDROOM ONE 18'11" x 16'9" (5.79m x 5.11m)

BEDROOM TWO 15'8" x 13'5" (4.8m x 4.09m)

BEDROOM THREE 12'5" x 8'5" (3.81m x 2.59m)

WRAP AROUND GARDEN

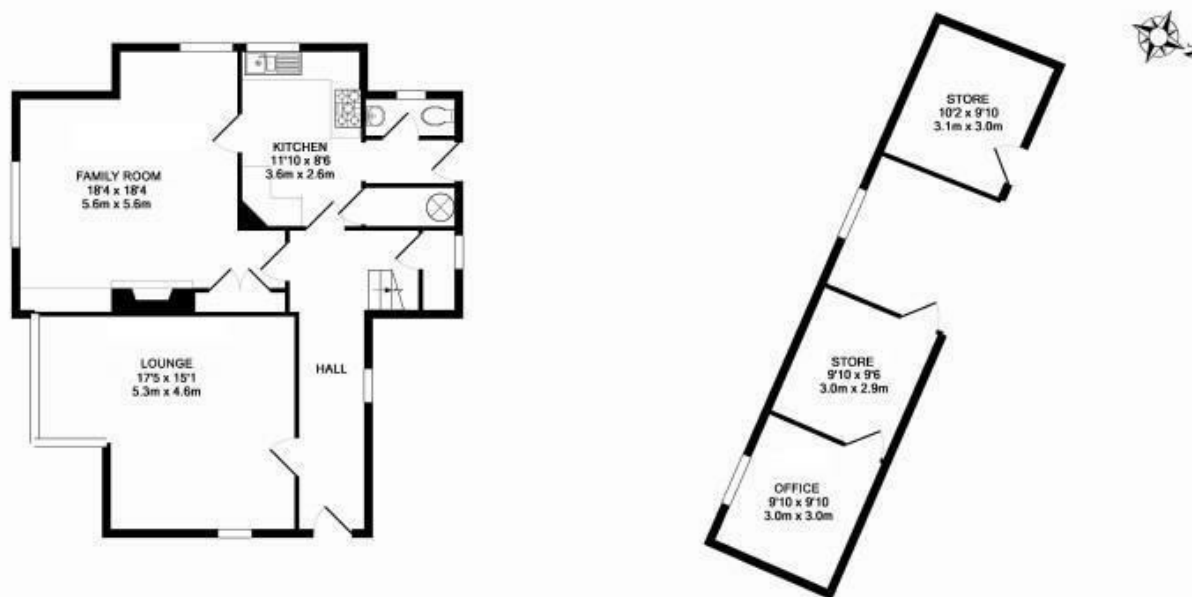
OUTBUILDINGS

Contact the sales guys regarding the previous planning on the outbuildings

GARAGE







GROUND FLOOR
APPROX. FLOOR
AREA 1187 SQ.FT.
(110.3 SQ.M.)

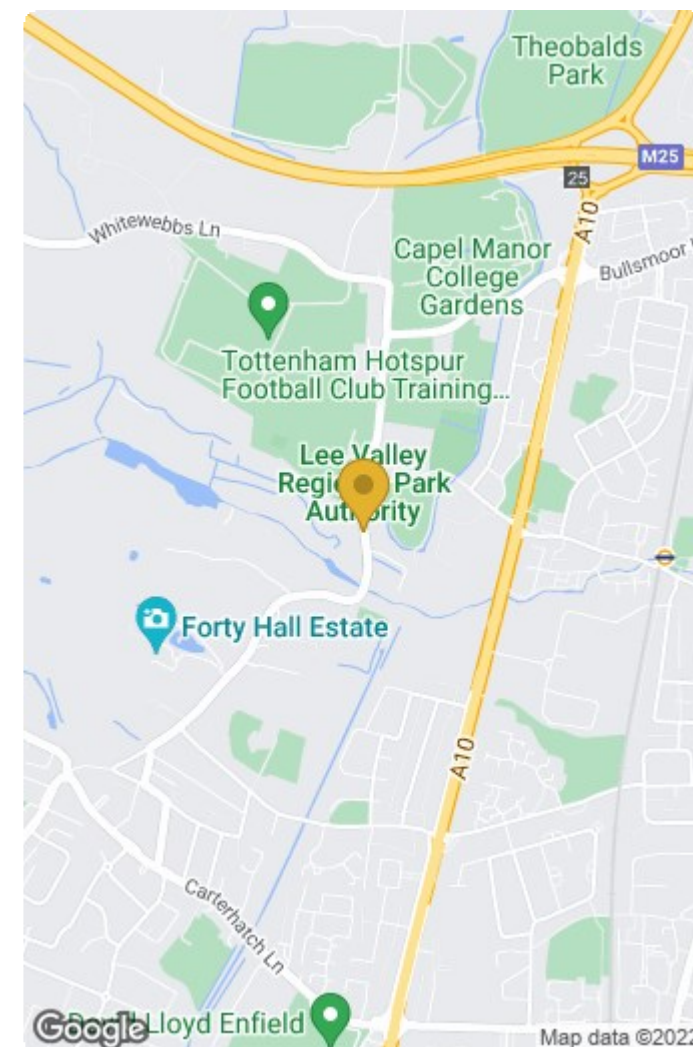
TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.4 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metapix 602.10



1ST FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	