kings GROUP

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25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Bush Hill Road, London, N21 2DS

£775,000

- Three Reception Rooms
- Two Bathrooms
- An Approximate 60ft Garden
- Extended to the Rear and Side Aspect
- Sought After Location
- Four Fantastic Sized Bedrooms
- Fitted Kitchen
- Driveway
- An Ideal Family Home
- Within Walking Distance to Grange Park and Bush Hill Park Stations

King-Group Enfield Town are delighted to offer this LARGE FOUR BEDROOM END OF TERRACE HOUSE, located in a sought after location in WINCHMORE HILL. This property is fantastic for transport links, within walking distance of Grange Park and Bush Hill Park stations and easy access to the A10/M25. There is also the added advantage of being within close proximity to local shops and amenities.

The ground floor comprises of three reception rooms the third offers a utility area, fitted kitchen, bedroom 4 and also a 4 piece bathroom suite.

The first floor includes three good sized bedrooms and a bathroom with a separate WC. Added benefits of this property include a driveway and an approximate 60ft garden.

A MUST SEE FAMILY HOME-Call today on 0208 364 4118 to get a viewing arranged!

Hallway
Stairs to first floor landing, double radiator, carpeted flooring, power points.

Reception Room 1
13'69 x 14'87 (3.96m x 4.27m)
Double glazed bay windows to the front aspect, textured ceiling, carpeted flooring, power points.

Reception Room 2
13'09 x 12'58 (4.19m x 3.66m)
Double radiator, Carpeted flooring, Power points.

Reception Room 3/Utility Area
20'09 x 16'61 (6.32m x 4.88m)
Double glazed window to the rear aspect, Double glazed sliding door leading to the garden, double radiator, carpeted flooring, plumbing for a washing machine, Base and wall units, Sink and drainer unit.

Kitchen
Double glazed window to the rear aspect, lino flooring, tiled splash backs, range of wall and base units with roll tops, electric oven, gas hob, extractor hood, drainer sink unit, power points.

First Floor Landing
Loft access, carpeted flooring, textured ceiling, power points.

Bedroom One
14'48 x 12'44 (4.27m x 3.66m)
Double glazed bay window to the front aspect, textured ceiling, single radiator, carpeted flooring, power points.

Bedroom Two
12'67 x 10'88 (3.66m x 3.05m)
Double glazed window to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

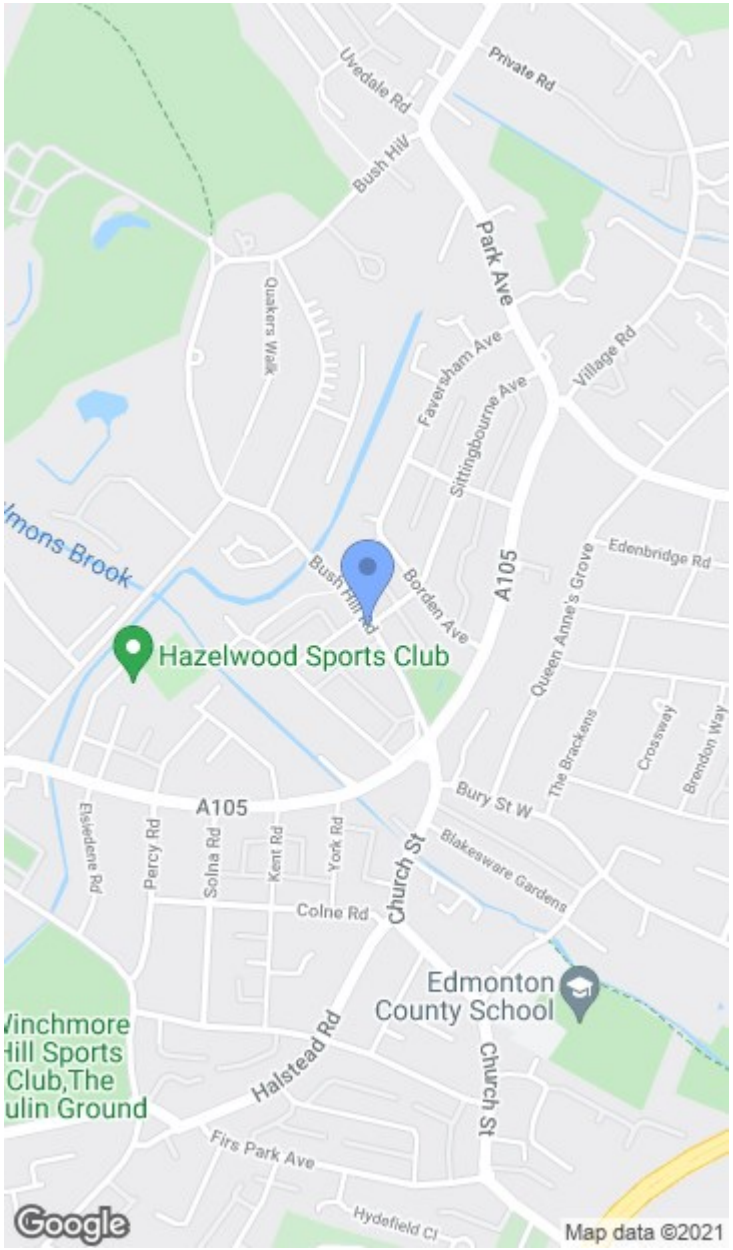
Bedroom Three
7'55 x 8'57 (2.13m x 2.44m)
Double glazed bay window to the front aspect, single radiator, carpeted flooring, power points.

Bathroom With Separate W.C
Double glazed windows to the rear aspect, single radiator, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C.

Bedroom 4
9'42 x 14'35 (2.74m x 4.27m)
Double glazed bay window to the front aspect, Carpeted flooring, Double radiator, Power points, Door leading to 4 piece suite en-suite

En-suite
Skylight window, Tiled walls, Double radiator, Laminate flooring, Panel enclosed bath, Shower cubicle, Wash hand basin with pedestal, Low level WC, Access via bedroom 4 and hallway.

Garden
approx 60ft (approx 18.29mft)
Mainly laid to lawn, Side access, Water tap



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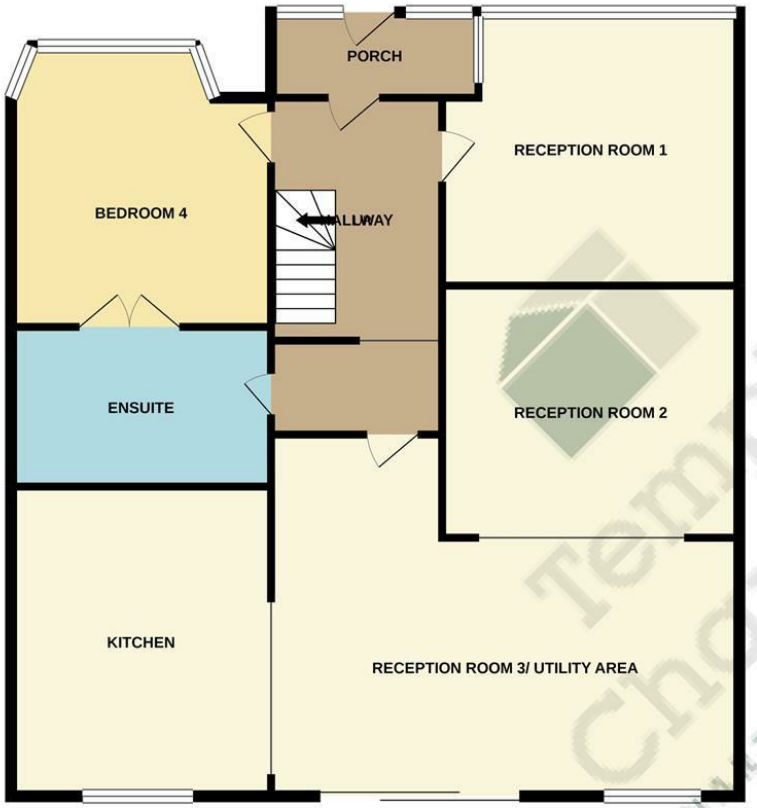
GROUND FLOOR
126.3 sq.m. (1359 sq.ft.) approx.



1ST FLOOR
47.6 sq.m. (513 sq.ft.) approx.

TOTAL FLOOR AREA : 173.9 sq.m. (1872 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 as to their operability or efficiency can be given.
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