



# Bush Hill Road, London

£675,000



the advantage of experience



- Three Bedroom House
- Freehold
- Potential to Extend (STPP)
- Off-Street Parking
- Detached Garage
- Downstairs WC
- Local Shops & Amenities Within Walking Distance
- Ease of Access to A10 & A406
- Grange Park Mainline & Enfield Town Overground Stations Nearby
- Good Access to Public Transport stops

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale this THREE BEDROOM HOUSE on Bush Hill Road, N21. Located on the border of Winchmore Hill & Bush Hill Park, this ideal family home is comprised of three bedrooms, family bathroom, lounge, spacious kitchen/diner and downstairs WC. The property also benefits from off-street parking, approx 65ft rear garden and detached garage. Within a short drive (approx 5 mins) are both Grange Park Mainline station and Bush Hill Park Overground stations offering direct links to central London (Moorgate approx 30 mins & Liverpool St. approx 30 mins respectively). Additionally the property affords ease of access to the A10 as well as being in close proximity to public transport offering routes across the wider Borough. The house is also within the catchment area of Edmonton County school. Nearby are a number of local shops and amenities along Village Road & Avenue Parade with larger stores including Tesco and Sainsburys supermarkets both within a short drive. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 72(C); Potential 88(B)

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## Bush Hill Road, N21

Approximate Gross Internal Area = 1507 sq ft / 140.0 sq m

Shed = 99 sq ft / 9.2 sq m

Garage = 127 sq ft / 11.8 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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