

## BAGSHOT ROAD, BUSH HILL PARK EN1 2RE



**EXCLUSIVE NEW DEVELOPMENT... ONLY Three 4 BEDROOM FAMILY HOMES.** Situated in this SOUGHT AFTER Residential TREE LINED TURNING within this POPULAR Neighborhood of Bush Hill Park with Access to the VIBRANT TOWN CENTRE of ENFIELD TOWN with its Diverse Selection of Independent Restaurants, Coffee Bars, Post Office, Choice of Banks & The Palace Garden Centre. EXCELLENT LINKS to the CITY of LONDON can be reached by the Nearby BUSH HILL PARK TRAIN STATION & ENFIELD TOWN RAIL Station. Choice of POPULAR SCHOOLING for ALL AGES & Also Nearby Park Lands Popular with Families, Joggers & Dog Walkers. Unique Opportunity..!

**NEWLY BUILT HIGH SPECIFICATION... SET OVER THREE FLOORS & Being in the Region of 1500 Square Feet.** In our opinion An Ideal Choice for FAMILY MODERN LIVING & HYBRID WORKING Family Life. Featuring CONTEMPORARY FITTED KITCHENS with FITTED APPLIANCES & MARBLE Work Top Surfaces & BREAKFAST BAR ISLAND, MODERN HEATING WITH UNDERFLOOR HEATING & RADIATORS, FABULOUS MASTER BEDROOM with DRESSING AREA & EN-SUITE, Further BEDROOM with EN-SUITE & Wc's to ALL FLOORS, Nicely Presented Partly Paved & Lawned Gardens... ONLY THREE HOMES AVAILABLE In Our Opinion Everything you need in your Next Home. New Build Warranties. EARLY INCENTIVES For RESERVATIONS..!

**OFFERS IN EXCESS OF £700,000 FREEHOLD**

## PROPERTY DETAILS:

RECEPTION HALL

GROUND FLOOR WC

LIVING TV ROOM

FITTED KITCHEN FAMILY ROOM VIEWS OVER THE REAR GARDENS

FIRST FLOOR LANDING

BEDROOM TWO WITH EN-SUITE

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM TO FIRST FLOOR

SECOND FLOOR LANDING

MASTER BEDROOM WITH DRESSING AREA & EN-SUITE:

GARDENS TO FRONT & REAR

## ADDITIONAL NOTES

FOR FULL SPECIFICATION PLEASE CONTACT THE ENFIELD OFFICE FOR DETAILS AND TIMESCALES. INCENTIVES FOR EARLY RESERVATIONS AND UNCONDITIONAL EXCHANGING OF CONTRACTS. BAGSHOT ROAD, BUSH HILL PARK EN1 2RE.

\*\*\*\*\*PRICES STARTING FROM £700,000.00 OFFERS IN EXCESS OF\*\*\*\*\*.

Please Note :

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All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings. This must be legally confirmed by each parties solicitors.

Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed solicitors.

The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...! \*\*Incentive Packages are Subject to Conditions and Approval By The Developer\*\*

\*Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations\*

## IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

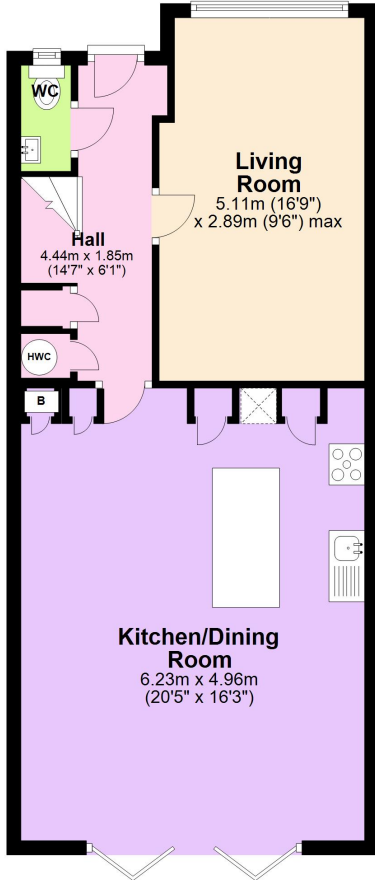
We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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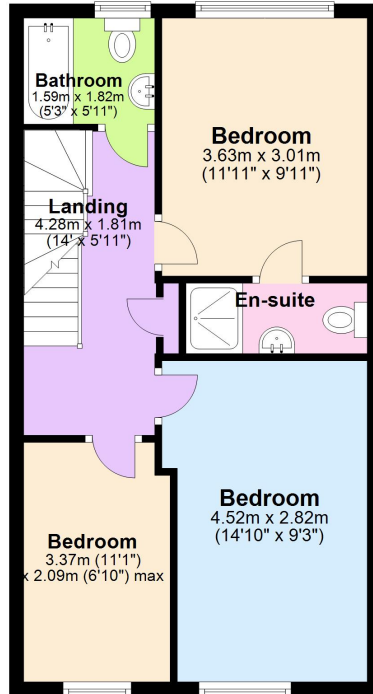
## Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



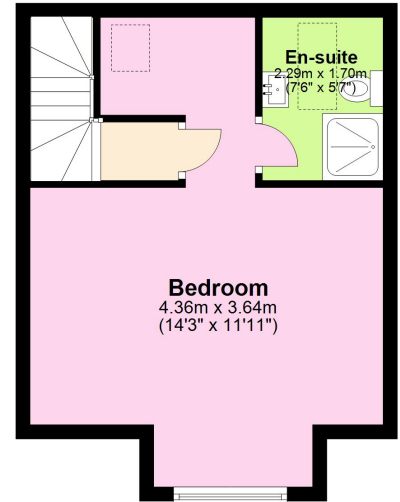
## First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



## Second Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.