

## BAGSHOT ROAD, BUSH HILL PARK, ENFIELD EN1



**\*\*\* LAST ONE REMAINING \*\*\* Exclusive Development \*\*\* This 4 BEDROOM Family Home Over Three Floors \*\*\* Located within this POPULAR & SOUGHTAFTER Neighbourhood of Bush Hill Park..! Access to the VIBRANT CENTRE of ENFIELD TOWN & Palace Court Gardens also with its Diverse Selection of Retailers, Independent Restaurants, Cafe' Bars, Main Post Office & Choice of Banks.**

**EXCELLENT RAIL 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..!**

**\*\*\* HIGH SPECIFICATIONS Throughout \*\*\* SPACIOUS BRIGHT & AIRY LIVING SPACE OVER THREE FLOORS \*\*\* In our opinion Ideal MODERN FAMILY LIVING & HYBRID WORKING. Featuring CONTEMPORARY FITTED KITCHEN FAMILY ROOM, FITTED APPLIANCES, MARBLE Work Top Surfaces & ISLAND-BREAKFAST BAR, UNDERFLOOR HEATING & RADIATORS, FABULOUS MASTER BEDROOM with DRESSING AREA & EN-SUITE. ADDITIONAL BEDROOM with EN-SUITE & GUEST Wc to GROUND FLOOR & Partly Blocked & Paved with Lawned Gardens..! \*\*\* AVAILABLE NOW \*\*\* MOVE IN BEFORE EASTER \*\*\* KEYS HELD \*\*\***

**GUIDE PRICE £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.

\*\*\*\*\* GUIDE PRICE £700,000.00 - £750,000.00 \*\*\*\*\*.

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full

responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. 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 legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

#### 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

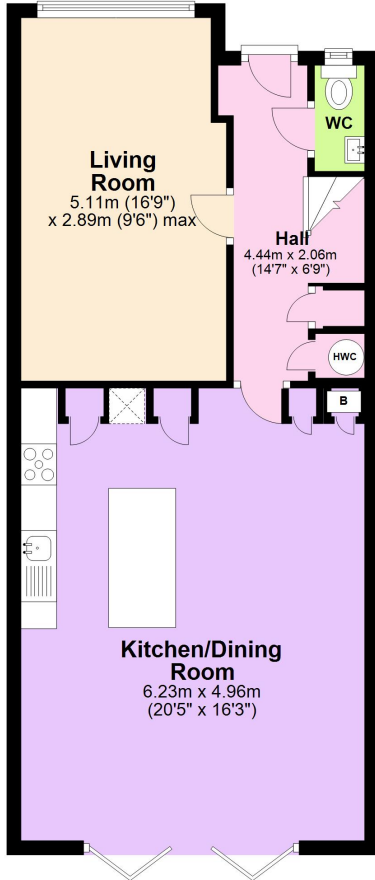
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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!  
\*\*Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's \*\*

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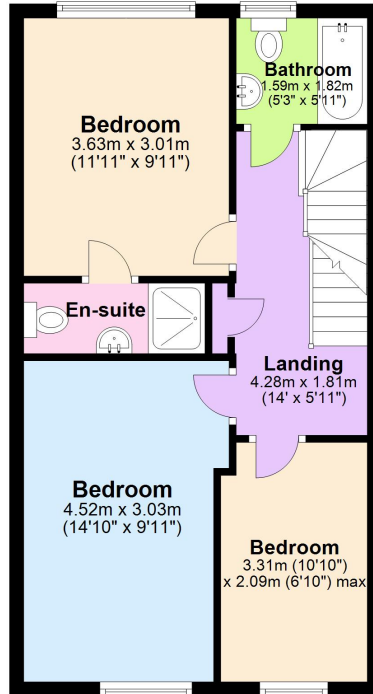
## Ground Floor

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



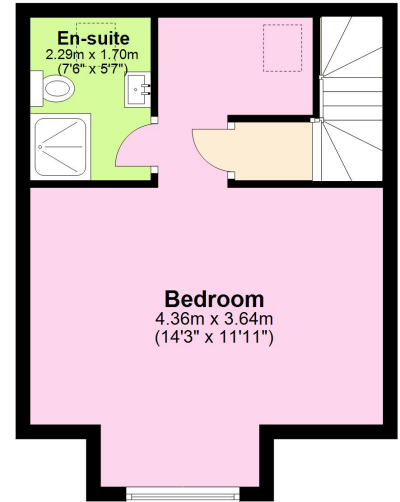
## First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



## Second Floor

Approx. 31.5 sq. metres (339.4 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.