

## BAGSHOT ROAD, BUSH HILL PARK, ENFIELD EN1



**\*\*BEAUTIFULLY PRESENTED Extended FOUR BEDROOM FAMILY HOME\*\*OFFERING GENEROUS ACCOMMODATION For Families \*\*Featuring TWO RECEPTION ROOMS\*\*FITTED Family BATHROOM & Additional SHOWER ROOM\*\*TWO TOILETS\*\*MODERN FITTED KITCHEN\*\*Feature UPVC DOUBLE GLAZED WINDOWS\*\*Gas Central Heating\*\*Fire Places\*\* In Our opinion Mature Scheduled Gardens\*\*VIEWINGS Highly RECOMMENDED TO AVOID DISAPPOINTMENT\*\***

**\*\*The Property Conveniently accessible to BUSH HILL PARK RAIL STATION\*\*Direct Links to LONDON'S LIVERPOOL STREET STATION\*\*Catchment for Several Sought After Schools & The Popular Raglan Infant & Junior Schools\*\*Access to The VIBRANT Amenities of ENFIELD TOWN Central with its Independent Retailers, COFFEE SHOPS - RESTAURANTS - BANKS & TRADITIONAL WEEKLY MARKET DAYS.**

**\*\*In Our Opinion WONDERFULLY PRESENTED\*\*OFFERING EXCELLENT FAMILY LIVING\*\*Situated within THIS POPULAR & SOUGHT AFTER TREE LINED Residential TURNING\*\*NOT TO MISSED..!**

**OFFERS IN EXCESS OF: £650,000 FREEHOLD**

## ENTRANCE:

Via hard wood double doors which feature stained glass leading into the reception hallway.

## RECEPTION HALLWAY:

15' 0" x 5' 0" (4.57m x 1.52m - Narrowing to 2'9)

L-Shaped Hallway - Stairs to first floor landing, high skirting boards, picture rail, rose to ceiling, coving to ceiling, radiators doors leading to receptions & kitchen.

## LOUNGE-RECEPTION ONE:

14' 0" x 11' 10" (4.27m x 3.61m)

upvc double glazed bay to front aspect, fire mantle with surround, high skirting boards, coving to ceiling, rose to ceiling, picture rail, radiator & open access to dining room-reception two.

## DINING ROOM - RECEPTION TWO:

13' 5" x 10' 0" (4.09m x 3.05m - Into Bay)

Feature fire mantle with brick surround, high skirting boards, coving to ceiling, picture rail, UPVC double glazed window & door, opening onto the rear garden.

## KITCHEN:

18' 0" x 6' 0" (5.49m x 1.83m - Narrowing to 4'5)

L-Shaped - Fitted units to base & eye level with worktop surfaces, built-in AEG electric hob, Zanussi electric oven, stainless steel extractor fan, built-in fridge freezer, spot lighting, plumbed for washing machine & dishwasher, windows to dual aspect & UPVC double glazed door leading to the garden.

## FIRST FLOOR LANDING:

Access to bedrooms, bathroom & stairs to 2nd floor.

## BEDROOM TWO:

13' 5" x 8' 10" (4.09m x 2.69m)

High skirting boards, coving to ceiling, built-in cupboard, radiator & UPVC double glazed window to front aspect.

## BEDROOM THREE:

12' 0" x 8' 10" (3.66m x 2.69m - To Fitted Cupboards)

Built-in cupboards, radiator & UPVC double glazed window to

rear aspect.

## BEDROOM FOUR:

9' 0" x 7' 4" (2.74m x 2.24m - Into Bay)

Usable Bay for storage, high skirting boards, coving to ceiling, radiator & UPVC double glazed Bay to front aspect.

## FAMILY BATHROOM:

Comprising Nicely fitted suite, low flush wc, pedestal wash basin, panelled bath with mixer taps & shower attachments with additional Triton shower, built-in cupboard housing immersion tank, tiled wall, chrome towel rail & UPVC double glazed window to rear aspect.

## SECOND FLOOR:

Doors leading to master bedroom & shower room.

## MASTER BEDROOM ONE:

16' 0" x 11' 10" (4.88m x 3.61m - Narrowing to 9'5)

L-Shaped - (Restricted Head Height) - High skirting boards, Velux windows to aspect, radiator, UPVC double glazed window to rear aspect, having views to rear elevation & exposed floor boards.

## SHOWER ROOM:

Comprising walk-in shower cubicle, low flush wc, pedestal wash basin, tiled walls, exposed floor boards.

## EXTERIOR:

### FRONT:

Mature shrubs with flower borders, shingles-stones path access to main entrance-canopy & side pedestrian access leading to the rear garden.

### REAR:

In Our Opinion, scheduled garden, stone style paving leading to garden, mature shrubs along with flower borders, exterior lighting, exterior tap, side pedestrian access leading to the front & sizeable summer shed.

## ADDITIONAL NOTES:

In our opinion the property has been maintained by the

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

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current vendors in excellent condition throughout and maintaining it's charm throughout. Situated within this popular tree line residential turning conveniently located to local amenities Over Ground of Bush Hill Park Rail Station having access to London's Liverpool Street.

The property boasts Two Toilets, Family Bathroom and Separate Shower Room Upvc Double Glazing, Gas Central Heating along with Generous Sized Rooms Throughout. In our opinion making of a Wonderful Family Home within this Sought After Location. WE RECOMMEND NOT TO BE MISSED..!

Please Note The Property is Being Marketed For Sale With A Guide Price £650,000.00 - £675,000.00 & With Offers In Excess Of £650,000.00 Plus.

## ADDITIONAL INFORMATION:

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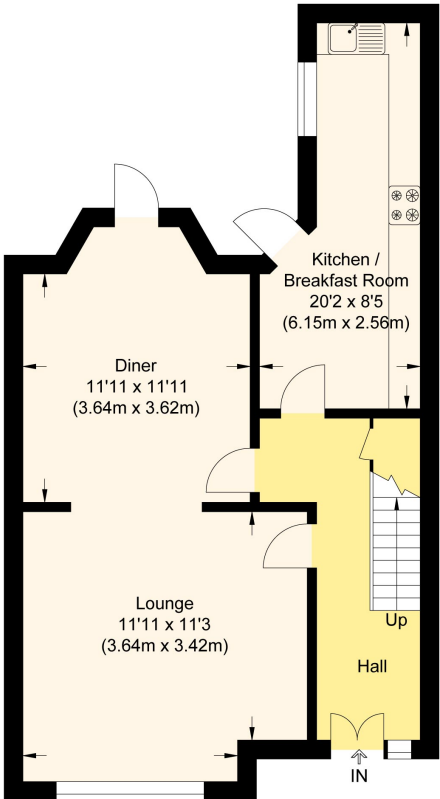
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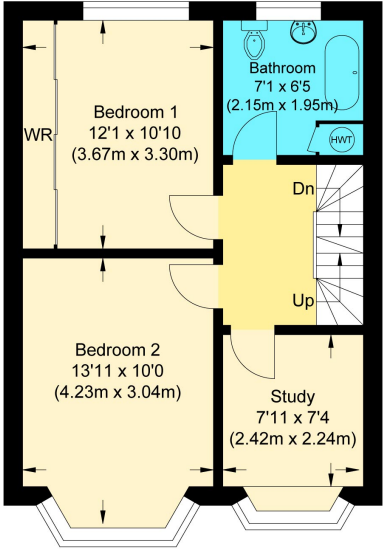
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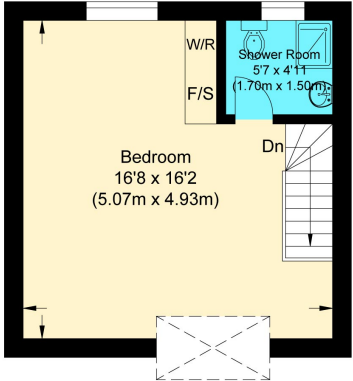
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Ground Floor



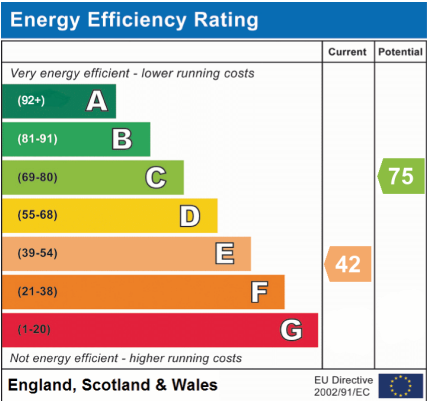
First Floor



Room In Roof

## Bagshot Road Enfield, EN1 2RE

Approximate Gross Internal Floor Area : 124.60 sq m / 1341.18 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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