

EDENBRIDGE ROAD, BUSH HILL PARK EN1



VENDORS CHOICE OF AGENT..! In Our Opinion PRESENTED IN EXCELLENT ORDER THROUGHOUT & OFFERING SPACIOUS ACCOMMODATION with FURTHER SCOPE In EXTENDING to the GROUND FLOOR & into the LOFT AREA (Subject To Planning & Building Regulations) by Extending The Property Creating Generous Sized Family Home within THIS POPULAR RESIDENTIAL TURNING in BUSH HILL PARK.

Access to LOCAL SCHOOLING, including the Popular RAGLAN INFANT & PRIMARY SCHOOL, BUSH HILL PARK RAIL STATION LEADING Into LONDON'S LIVERPOOL STREET STATION, Access to Nearby PARKLANDS, THE VIBRANT TOWN CENTRE of ENFIELD TOWN with its Popular RETAILERS, COFFEE BARS & RESTAURANTS.

The Property features MODERN FITTED KITCHEN UNITS & MODERN BATHROOM SUITE, MUTUAL COLOUR SCHEME Throughout, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LANDSCAPED GARDENS & OFF STREET PARKING. HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT..!

OFFERS IN EXCESS OF £600,000 FREEHOLD

PROPERTY DETAILS:

PORCH:

In our opinion Attractive partly glazed double glazed older style door in Black leading into main reception hall.

RECEPTION HALLWAY:

13' 0" x 5' 5" (3.96m x 1.65m - Narrowing to 3')
Laminated flooring, radiator, stairs to first floor landing, coving to ceiling, spot lighting, under stairs cupboard and access leading to Cloakroom, Lounge and Dining Family Room.

GROUND FLOOR WC:

Low flush wc, wash hand basin with mixer taps, radiator, spot lighting, coving to ceiling and Upvc double glazed window to side aspect.

LOUNGE:

14' 5" x 11' 5" (4.39m x 3.48m)
Into Sizeable bay. Laminated flooring, high skirting boards, coving to ceiling, radiator and leaded style double glazed bay window to front aspect.

DINING ROOM-FAMILY ROOM.

12' 5" x 10' 5" (3.78m x 3.17m)
Feature fire mantel, coving to ceiling, laminated flooring, spot lighting, radiator, Upvc double glazed double doors opening-leading into the rear garden and access to kitchen.

KITCHEN:

6' 11" x 10' 9" (2.11m x 3.28m)
Bright Airy Modern fitted kitchen units in Gloss White with stainless steel sink unit with mixer taps, fitted gas hob with extractor fan above, built-in oven in stainless steel style, plumbed for washing machine & dish washer recess for fridge freezer, partly tiled walls, tiled flooring with under floor heating and

double glazed window to rear aspect and double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Upvc double glazed window to side aspect, spot lighting, access to loft area and door to all rooms.

BEDROOM ONE:

14' 5" x 9' 0" (4.39m x 2.74m)
Into Bay & From Floor to Ceiling Fitted Wardrobes. Laminated flooring, spots to ceiling, Leaded Upvc double glazed style bay window to front aspect.

BEDROOM TWO:

12' 0" x 10' 0" (3.66m x 3.05m - Excluding Recess)
Laminated flooring, radiator, storage cupboard and Upvc double glazed window to rear aspect. In our opinion sizeable area.

BEDROOM THREE:

6' 4" x 12' 0" (1.93m x 3.66m)
Built-in Cupboard Laminated flooring, radiator, and Upvc double glazed window to rear aspect. In our opinion sizeable third Bedroom.

BATHROOM:

Nicely Presented Bathroom comprising, Paneled bath with mixer taps, shower attachment, modern fitted wash basin with mixer taps and cupboard under, low flush wc, partly tiled walls, chrome heated towel rail, spot lighting and Leaded style Upvc double glazed window to front aspect.

EXTERIOR:

FRONT:

Block paved with small section of flower border with off street parking and also having in our opinion generous shared communal side access leading to the rear gardens.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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

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REAR:

Paved patio area with sleeper style flower-shrub borders, shed, decking area, artificial lawn area, exterior tap and side pedestrian access which leads to the front of the property.

ADDITIONAL INFORMATION:

In our opinion situated within the popular and nicely elevated residential turning within this part of Bush Hill Park ideally located to the popular infant and primary school of Raglan school, nearby parks and having road access to the popular shopping areas of Winchmore Hill Enfield Town with Palace Gardens Shopping complex and with its many retailers coffee bars, restaurants, banks library.

Enfield Town still having the traditional market days within the week. Also having access to the rail station of Bush Hill Park leading into London's Liverpool Street Station or having alternative choice of rail station of Enfield Town.

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property-dwelling including extensions to the property or any change/s of use externally-internally to the present or future.

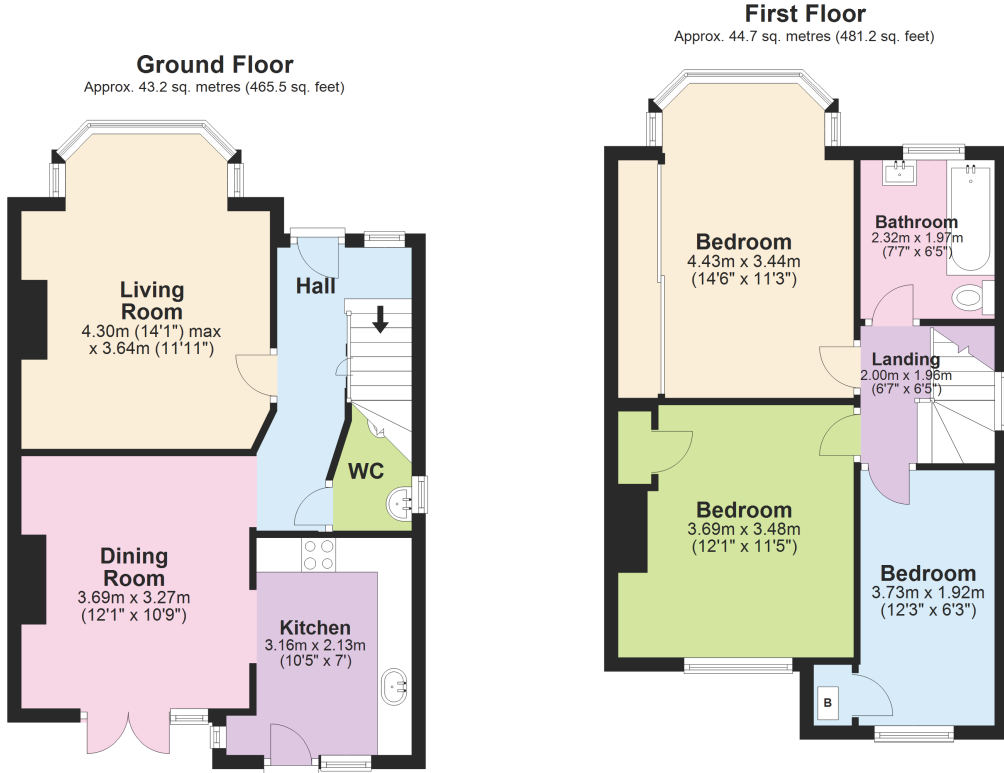
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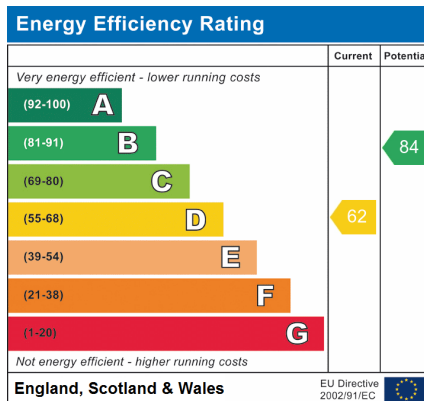
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Total area: approx. 88.0 sq. metres (946.7 sq. feet)

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.

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