

BURY STREET WEST

BUSH HILL PARK - N9

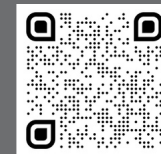
THOMAS
JAMES

kw



- DETACHED BUNGALOW
- 2 BEDROOMS
- SOUTH FACING REAR GARDEN

- DRIVEWAY
- LARGE OPEN PLAN LIVING
- UNDERFLOOR HEATING



FOR SALE
£650,000 OIEO
FREEHOLD

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DETACHED BUNGALOW

£650,000 Offers in excess of:

IN BRIEF

In a street of mainly terraced and semidetached houses, this two bedroom detached bungalow is a stand out property. Its unassuming exterior belies a stunning modernist interior that offers lateral living at its best. Located between Bush Hill and Winchmore Hill it has easy access to shops, transport links, good schools and great green spaces, award-winning Bury Lodge Park is just one minute away. There's also significant development potential.

PROPERTY DESCRIPTION

The property has been extended and totally refurbished to provide over 1,000 square feet of living space with a logical layout maximises room sizes and is ideally suited to modern lifestyles.

The main open plan living space is huge (24'2" by 22'7") and flooded with all day sun from windows on three sides, including huge floor-to-ceiling glazed sliding doors that frame the garden view and open onto a paved terrace. A well-equipped kitchen wraps around one corner, with honey-hued cabinets that discreetly house a range of integrated appliances and provide a generous amount of worktop space. There's also a kitchen island and space for a large dining table and an extensive lounge area. With the sliding doors open there's a huge seamless indoor-outdoor area, perfect for entertaining. It's also a great room to relax in, with white walls, downlighters, and a blond wood floor that combine to create a calm coherence.

The main double bedroom is a serene space with windows on three sides. The fourth side has a whole wall of bespoke fitted floor-to-ceiling cupboards. At approximately 15ft by 16ft, there's lots of space for a large double bed and additional bedroom furniture. This room has been carpeted for quiet and comfort. The second bedroom, also a double, has a simple elegance, with white walls, a wood floor, a west-facing window, and two fitted cupboards.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: C

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED

The bathroom is fully tiled and has a corner bath, a wetroom shower, and a freestanding washbasin and WC. There's also a heated towel rail and two etched glass windows that provide light, privacy and ventilation.

The property is set back behind a landscaped front garden with an off-street parking space and has a c.40 ft long sunny south-facing rear garden. This has a large raised paved terrace, a central lawn, borders with mature planting, and space for a shed. There's also a lovely specimen tree that, along with neighbouring mature trees, provides a leafy backdrop. The garden is surrounded by a smart grey fence and has double gates to the small access road that runs alongside the property to a cul-de-sac.

There is potential to add a first floor to the bungalow, which has already been extended. The works already done include incorporating the integral garage into the living space, and the former garage door is visible on the frontage. The property is double glazed and the loft is insulated. It has a Megaflo system and gas underfloor heating throughout.

LOCAL LIFE

The property is ideally located between the neighbourhood centres of Bush Hill, Edmonton, Grange Park and Winchmore Hill, with a wide selection of local independent stores and larger chain stores easily accessible on foot, by bus or by car.

Getting into to the centre of the capital is easy, with approximately 30 minute journeys from nearby Bush Hill Park overground station direct to Liverpool Street or change at seven sisters for the piccadilly line into central.

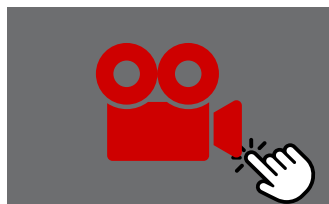
There's a plethora of parks and open green spaces in the local area and the property is one minute from award-winning Bury Lodge Park. This has open green space, beautiful landscaped gardens with a pond, and a playground, and a community volunteer group helps maintain the gardens and run events throughout the year, including outdoor yoga in the summer months.

The property is in the catchment areas for some of Enfield's most sought-after schools, including The Raglan Schools and Bush Hill Park Primary School.

TRANSPORT



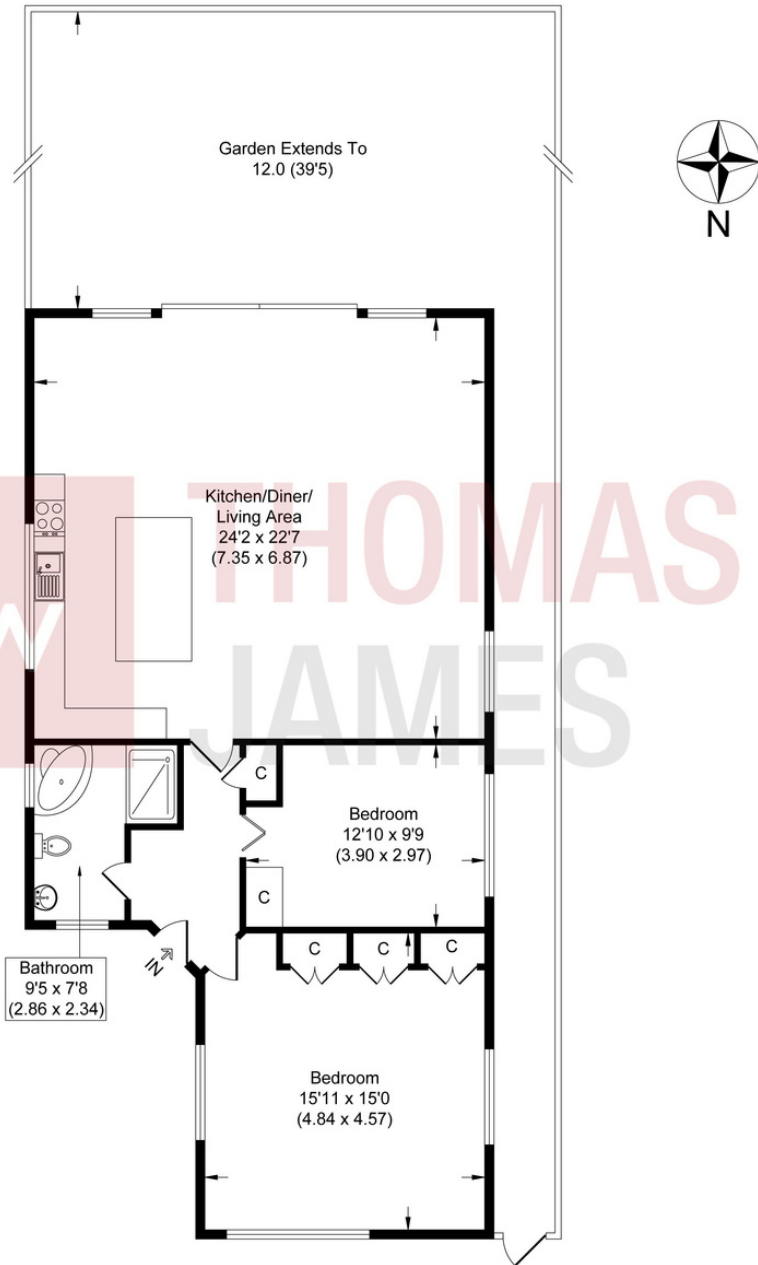
WALKTHROUGH



PLEASE CLICK ON THE LINKS ABOVE

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

95.81 sq.m. (1031.29 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 95.81 sq.m. (1031.29 sq.ft.) approx.

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