

69

BUSH HILL
ROAD



mihomes
prime

contemporary design meets suburban tranquillity

four-bedroom, family home

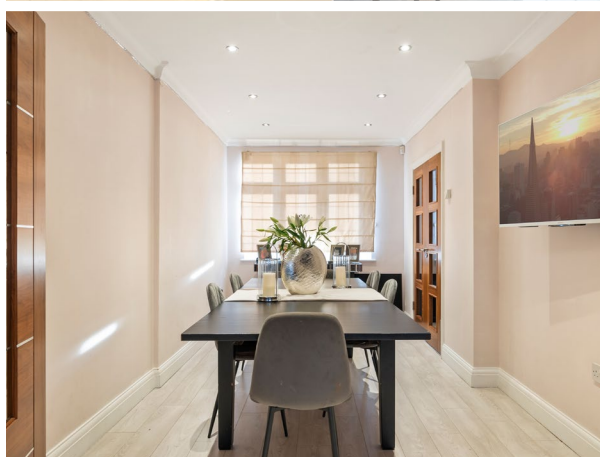
this stunning four-bedroom detached house on bush hill road, n21, is a perfect family home, offering an impressive internal floor area of approximately 1,845 sq. ft. presented in excellent condition throughout, the property combines spacious living with elegant design, ensuring comfort and style at every turn.



OVERVIEW:

- 4 bedrooms
 - 2 bath
 - detached house
 - guest w/c
 - utility room
 - home office
 - separate dining room/2nd reception room
 - immaculate condition
 - off street parking
 - freehold
 - potential to extend into loft stpp
 - large garden
-

the ground floor boasts a generous layout, starting with a welcoming hallway that leads to a bright and airy living room and kitchen spanning over 30 feet. the kitchen is a chef's dream, featuring integrated miele appliances, including a flush integrated induction hob, and sleek finishes. italian porcelain tiles enhance the elegance of the flooring, and underfloor heating runs throughout the ground floor, ensuring year-round comfort. the kitchen opens directly onto a beautifully landscaped garden.



additionally, there is a formal dining room, perfect for hosting, alongside a versatile office/study with ceiling speakers and a fully functional utility room, fitted with a samsung washer and separate dryer.

the first floor accommodates four well-proportioned bedrooms, including three double bedrooms. the principal bedroom benefits from a walk-in wardrobe, while bedroom two features an italian bespoke fitted wardrobe.

all bathrooms have been supplied by so chic interiors and are equipped with luxurious features, including underfloor heating and an integrated tv in the family bathroom.





the house is fully double-glazed with newly installed windows, and the triple-locked composite front door provides further security. the driveway is secured with retractable steel bluetooth bollards, offering added security and convenience.




the property is fully alarmed, with cctv installed for added peace of mind. ceiling speakers in the living area and office enhance the entertainment experience. the property also offers exciting potential to expand further, with the opportunity to extend into the loft space (subject to planning permission), making it adaptable for growing families.






valuable information

EDUCATION:

primary schools:

-  grange park preparatory school
0.5 miles - independent
-  raglan infant school
0.5 miles - ofsted - outstanding
-  highfield primary school
0.8 miles - ofsted - outstanding

secondary schools:

-  winchmore secondary school
0.8 miles - ofsted - good
-  enfield grammar secondary school
1 miles - ofsted - good
-  enfield county school for girls secondary
1 miles - ofsted - good

LOCATION:

located in the highly sought-after bush hill neighbourhood of n21, this property enjoys the best of suburban tranquillity combined with excellent connectivity and local amenities. the area is renowned for its leafy streets, exceptional homes, and a welcoming community atmosphere.

bush hill road is ideally positioned near both grange park and bush hill park stations, providing swift and convenient access to central london via regular train services on the great northern and overground lines. for those who drive, the property is within easy reach of the a10 and m25, ensuring excellent road links to the wider region.

the area boasts an abundance of green spaces, with enfield town park, bush hill park and golf courses offering beautiful landscapes, walking

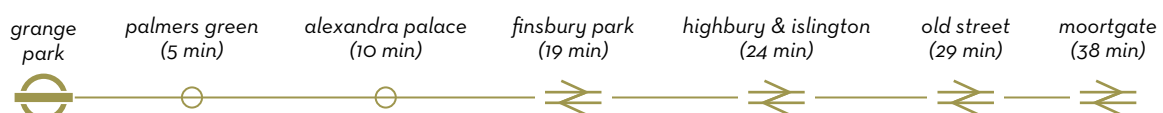
trails, and recreational facilities. these parks are perfect for families, fitness enthusiasts, or anyone seeking a peaceful retreat from city life.

the bustling hub of winchmore hill and grange park are nearby, with charming village green in winchmore hill, independent boutiques, and delightful cafes, making them popular spot for socialising. enfield town, with its comprehensive range of shops, supermarkets, and dining options, is also just a short distance away.

for families, the area is home to several well-regarded schools, both state and independent, catering to all ages. with its combination of excellent transport links, vibrant local amenities, and green open spaces, bush hill offers a perfect balance of urban convenience and suburban charm.

TRANSPORTATION:

grange park station (national rail) is 0.5 miles away with direct access to finsbury park and moortgate stations

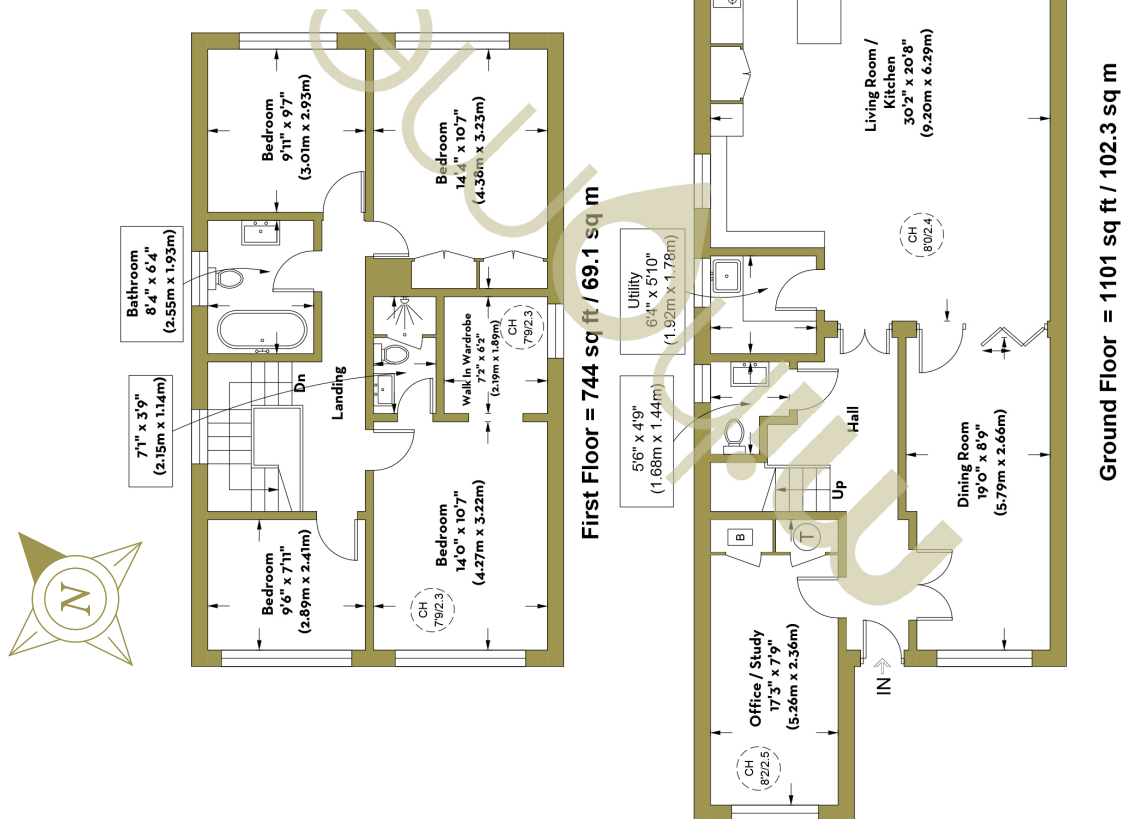


floorplan:

69 BUSH HILL ROAD, LONDON, N21 2DP

- epc rating: c
- council tax band: f
- freehold
- approximate gross internal floor area:
1845 sq ft / 171.4 sq m

this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1161210)



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