

# BAGSHOT ROAD

THOMAS  
JAMES



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***Bush Hill Park - EN1  
£600,000 Freehold***

This lovely three bedroom family house on an attractive tree-lined street close to Bush Hill Park station has a welcoming feel, with period features that complement the stylish and contemporary décor, fixtures and fittings. It also has potential for extension to the rear and the loft.

Set back behind a low brick wall with a curved brick coping and a traditional tiled path, this house has great kerb appeal. The wide sheltered porch opens into a bright hallway with two practical built-in cupboards and a smart wood floor.

3 Bedrooms  
1 bathrooms  
Terraced  
Freehold  
CT band: D Enfield  
EPC rating: C

***by appointment only  
tom@thomasjameskw.com  
020 8226 0068***

The front living room lies immediately to the right. This is a spacious room with elegant period proportions and features, including a wide bay window, picture rails and cornicing, and an original cast-iron fireplace with an ornate tiled surround. Built-in alcove shelves provide space for storage and display, and there's ample room for a couple of sofas.



The second living space on the ground floor is the open plan kitchen/dining room. Located at the rear of the house, this is more than 17 ft wide, spanning the entire width of the property. Different flooring defines the kitchen and dining spaces, and the whole area is flooded with natural light thanks to a wide window above the sink and glazed double doors in the dining area. These doors open onto the garden terrace, providing a continuous indoor/outdoor eating and entertainment space. The dining area easily accommodates a large dining table and has two alcoves that provide handy nooks for additional shelving or cupboards.



The well-equipped kitchen has a striking chequered floor and white Shaker-style floor and wall cabinets that provide plenty of worktop space and house integrated appliances. A white metro-tiled splashback completes the modern look.



The first floor is home to two large double bedrooms, a single bedroom, and a family bathroom. The front double bedroom has an attractive wide window with leafy views, the rear double bedroom overlooks the garden and has a large fitted wardrobe, and the single bedroom is currently used as a workspace. All bedrooms are carpeted for comfort.

The family bathroom is luxurious, with hotel-style large format tiled walls and lovely natural light from two obscured glass windows. The bath has an illuminated storage nook and a shower with a glass screen, and there's also a contemporary washbasin console and a WC.

Outside, the approx. 50ft rear garden is an ideal combination of paved terraces and mature planted borders with a central lawn and a shed at the end.



## LOCAL LIFE

There's excellent access to shops and amenities, with local shops within half a mile and Enfield town centre approximately a mile away (just one 3-minute stop on the Overground or a 5-minute bus journey).

Bush Hill Park station is a mere six minute walk from the property and Enfield Town station is just over a mile away. Both are on the Overground, with step-free access and regular trains to Liverpool Street (30 minutes from Bush Hill Park).

There are plenty of green spaces within easy walking distance, including Bush hill Park, Jubilee Park, and Bury Lodge Gardens.

## LINKS

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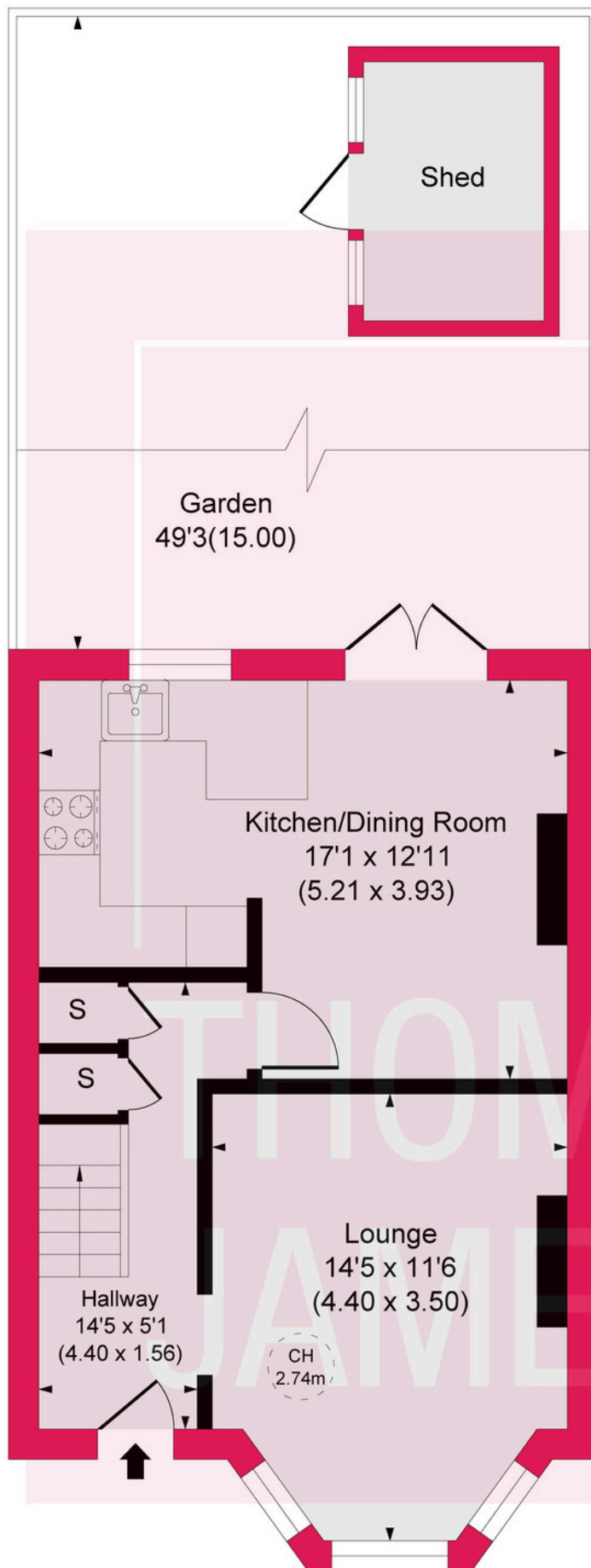
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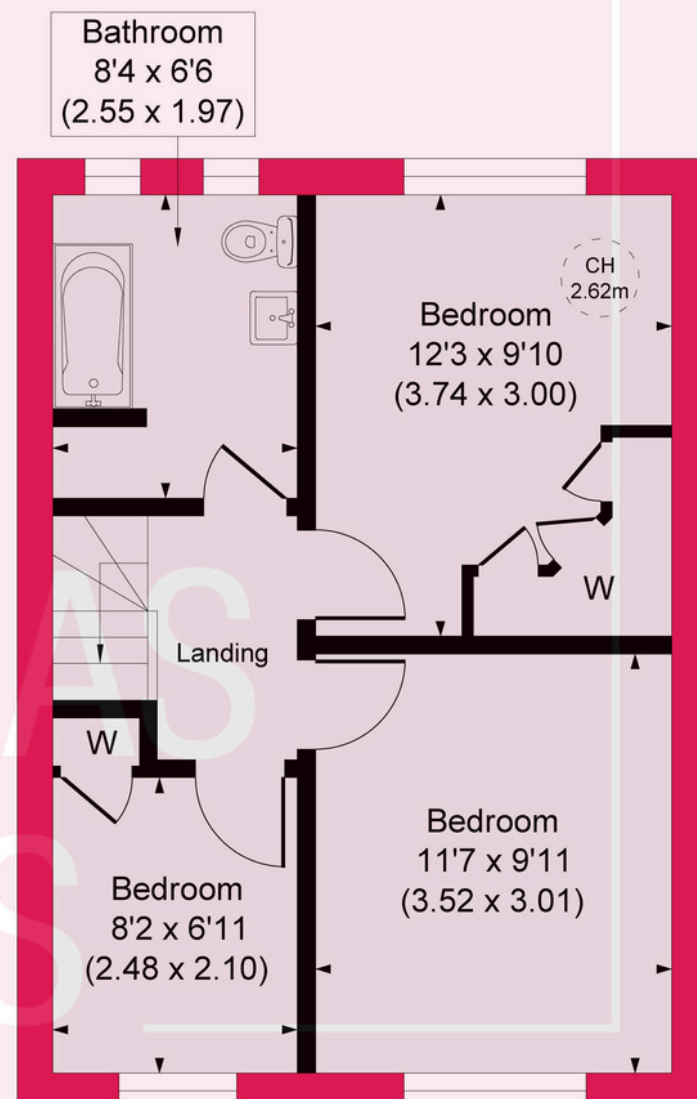
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor  
40.76 sq.m. (439.00 sq.ft.) approx.



First Floor  
38.45 sq.m. (414.00 sq.ft.) approx.



**TOTAL FLOOR AREA : 79.21 sq.m. (853.00 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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