

RAMSCROFT CLOSE

THOMAS
JAMES



London - N9
£535,000 Freehold

Situated at the end of a quiet cul-de-sac that overlooks a small green, this attractive three bedroom double-fronted end of terrace house between Bush Hill and Winchmore Hill has over 1,000 sq ft of space, a low maintenance rear garden, and potential for extension to the rear.

3 Bedrooms
1 Large reception
1 Bathroom
End of Terrace
Freehold
CT band: D
Council: Enfield
EPC rating: D

by appointment only
tom@thomasjameskw.com
020 8226 0068

The property sits on one of the widest plots in the street, set back behind a wide front garden with a low wall topped by a smart hedge. It has gated side access to the rear garden, which is a lovely, landscaped space with areas of terrace, deck and lawn, ideal as a play space, for relaxation, or entertaining.

The central front door opens into a porch and a central hallway, with a spacious living room to the right and a separate kitchen straight ahead. There also a laundry/utility room and a WC on this floor, and a full height built-in cupboard in the hall.

At over 25ft long and with wide windows at each end, the living room is a flexible space with good natural light and ample room for lounge and dining areas. Originally two rooms, it's visually divided by a wide arch that adds a touch of elegance. The front lounge area has a south-facing bay window, whilst the rear dining space has glazed double doors with garden views that open onto the decked terrace. The galley kitchen has modern white, handleless wall and floor cabinets and a view of the garden through the wide window above the sink. A glazed door opens into the gated side alley, as does the utility room. This room has plenty of space (and plumbing) for a washing machine and a dryer.



There are three double bedrooms and a family bathroom on the first floor. The two larger bedrooms are the same size (12'8" by 10'9") whilst the third measures 9'3" by 8'5". The family bathroom is fully tiled and fitted with a bath with a mixer shower and a freestanding washbasin and WC. A high-level south-facing window provides plentiful natural light. The long landing has a useful built-in full height laundry cupboard.



LOCAL LIFE

The property is ideally located within easy walking distance of a wide selection of local independent stores and larger chain stores in the neighbourhood centres of Bush Hill, Edmonton, Grange Park and Winchmore Hill.

Transport links are good. Bush Hill Park overground station, just less than a mile from the property, has regular approximately 30-minute journeys to Liverpool Street, and the A10 is a mere couple of minutes' drive.

There are plenty of green spaces in the area, including two award winning local parks - Bury Lodge Gardens just a couple of minutes' stroll away, and Firs Farm Wetlands less than ten minutes on foot.

The property is in the catchment area of the popular Raglan School.



LINKS

[Location >](#)

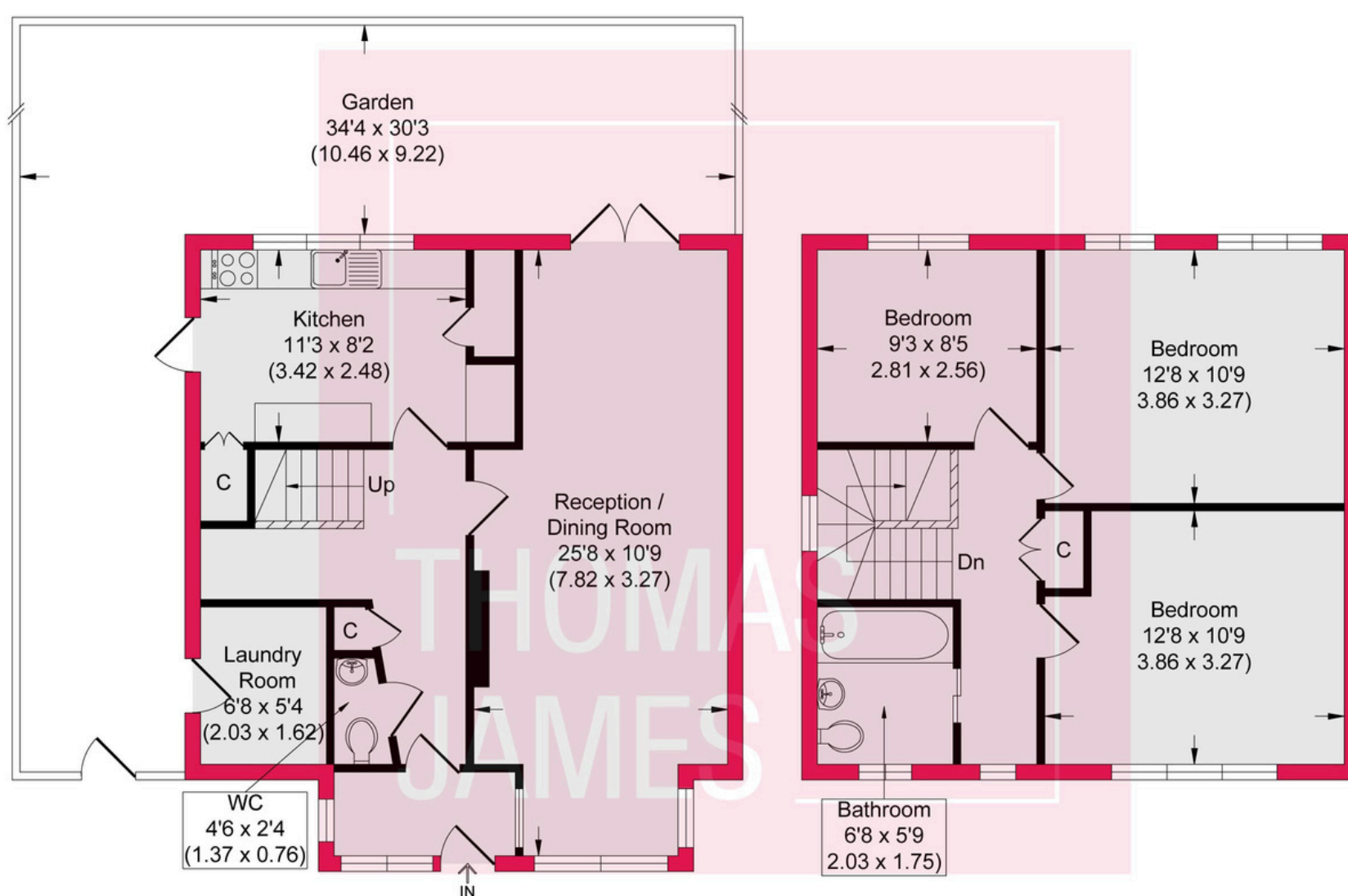
[Transport >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
50.32 sq.m. (541.64 sq.ft.) approx.

First Floor
45.08 sq.m. (485.23 sq.ft.) approx.



TOTAL FLOOR AREA : 95.40 sq.m. (1026.87 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor 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.