



## BUSH HILL, WINCHMORE HILL/BUSH HILL PARK, N21

A BRAND NEW FIVE BEDROOM and THREE BATHROOM DETACHED family home offering spacious and versatile living accommodation set within a sought after location of Winchmore Hill. Completed to a high specification and OVER 3000 SQUARE FEET, arranged over three floors. The property comprises of a modern, BESPOKE FITTED KITCHEN/ DINING ROOM with INTEGRATED SIEMENS APPLIANCES, a UTILITY ROOM, TWO LARGE THAN AVERAGE RECEPTION ROOMS, one with a BALCONY overlooking the rear garden, FIVE BEDROOMS, the master bedroom features a SEPARATE DRESSING ROOM and LARGE EN SUITE BATHROOM. There are a further TWO LUXURY BATHROOMS and TWO GUEST CLOAKROOMS. Externally, there is a tiled patio and split level lawn area.

Benefitting from ELECTRIC GATES to the front of the property, an INTEGRAL DOUBLE WIDTH GARAGE, with OWN DRIVE. Situated close to the local shops, amenities, Bush Hill Golf Club, and under one mile of the Grange Park/ Winchmore Hill and Bush Hill Park Mainline Station. Additionally, the property is close to good local schools such as Raglan and Grange Park Primary School and Enfield Grammar and Highlands Secondary School. Viewings highly recommended.



### ACCOMODATION

\* ENTRANCE HALL \* TWO GUEST CLOAKROOMS \* DOUBLE WIDTH INTEGRAL GARAGE \* TWO RECEPTION ROOMS \* LUXURY FITTED KITCHEN/ DINING ROOM \* MASTER BEDROOM SUITE \* EN SUITE TO MASTER BEDROOM \* WALK IN WARDROBE \* FOUR GOOD SIZED BEDROOMS \* EN SUITE TO BEDROOM 2 \* FAMILY BATHROOM \* LARGE PATIO/ OUTSIDE ENTERTAINING AREA \* REAR GARDEN \*  
\* SERVICES: UNDERFLOOR HEATING \* GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* SECURITY SYSTEM \* CCTV \*

**PRICE: £1,795,000 FREEHOLD**

**SPECIFICATION/ FEATURES:**

**\* Smart Home Adaptions \* Underfloor Heating Throughout Ground Floor & First Floor \* Gas Central Heating \* Porcelain Tiled Flooring & Solid Engineered Wood Flooring \* Ceramic Tiled Bathrooms with Gold Plated Accents & Grohe Taps \* Luxury German Bespoke Schmidt Fitted Kitchen with Integrated Siemens Appliances; Double Oven, Microwave, Coffee Machine, Double Fridge, Freezer, Dishwasher \* Master Bedroom Suite Including Dressing Room & En Suite with Jacuzzi Bath & Double Shower \* TV Data/ Video Entry System & CCTV \* Fitted Fire Alarm \* Double Garage with Electric System \* Electric Gates to Front of Property \* 10 Year Premier Build Warranty \***

**FRONT OF PROPERTY:**





**RECEPTION 1: 27'4 x 16' (8.33m x 4.88m)**



**TV ROOM / STUDY: 17'11 x 11'7 (5.46m x 3.53m)**



**LUXURY KITCHEN/ DINING ROOM:**



**UTILITY ROOM : 17'3 x 7'7 (5.26m x 2.31m)**





**TOP FLOOR LANDING:**



**MASTER BEDROOM SUITE: 17'10 x 10'11 (5.44m x 3.33m)**



**MASTER EN SUITE:**



**BEDROOM 2: 16'1 x 10'5 (4.90m x 3.18m)**





**BEDROOM 2 EN SUITE SHOWER ROOM:**



**BEDROOM 4 : 16'3 x 10'9 (4.95m x 3.28m)**



**BEDROOM 5: 16' x 10'11 (4.88m x 3.33m)**



**FAMILY BATHROOM:**





**REAR GARDEN:**



**LARGE PATIO/ OUTSIDE ENTERTAINING AREA:**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.