



Bush Hill
London, N21 2BT

Bush Hill

A five-bedroom detached family residence set behind a carriage gated driveway on a plot of approximately 0.26 acre in one of Winchmore Hill's most prestigious roads offering fabulous living accommodation.

As you enter the property you are welcomed via a grand reception hall that leads onto a dual aspect lounge and dining room with direct access to the rear patio. There is a further family room and a fully fitted kitchen/breakfast room, utility room and direct access to a double garage. To complete the ground floor there is also a guest cloakroom.

The first floor has 5 bedrooms, the main suite and bedroom 2 have en suites. To complete this floor there is a family bathroom.

There is a well-established mature rear garden with a large patio terrace with an array of plants and shrubs. To the front of the property there is a paved carriage driveway with mature shrubs and plants to the borders.

Location: Set in the highly sought after and picturesque area of London, N21 within 200 meters of the prestigious Bush Hill Golf Club, this family home enjoys peace and tranquility yet remains within one mile from Grange Park Mainline station (approx.33 mins to Kings Cross) and 1.7 miles to Winchmore Hill Village Green where various shops, boutiques and restaurants can be found. Southgate underground station (Piccadilly line) is only 2.6 miles.

Council Tax - H

Local Authority - Enfield

























ACL
PROPERTY GLOBAL LIMITED
JUNE 2022
1 2 3 4 5
6 7 8 9 10 11 12
13 14 15 16 17 18 19
20 21 22 23 24 25 26
27 28 29 30

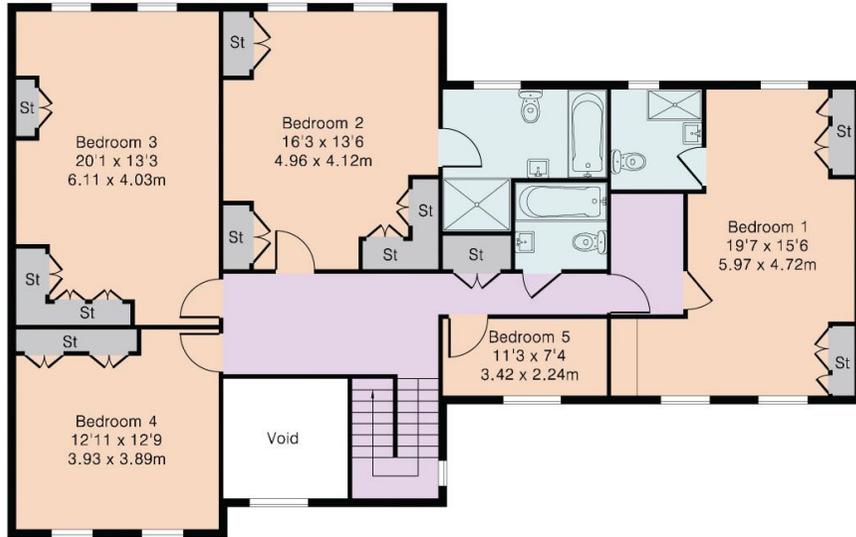




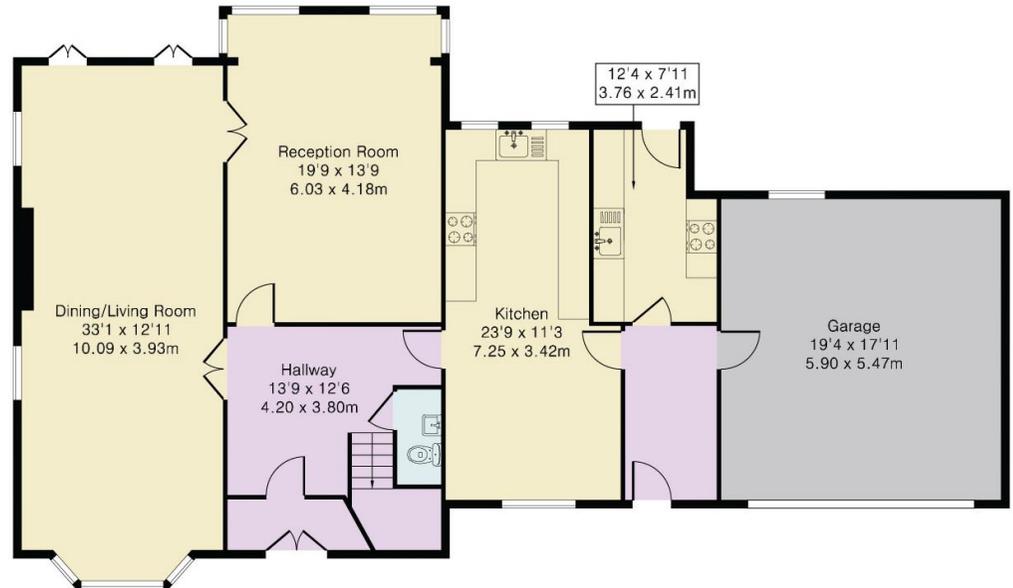
Approximate Gross Internal Area 3038 sq ft – 282 sq m

Ground Floor Area 1658 sq ft – 154 sq m

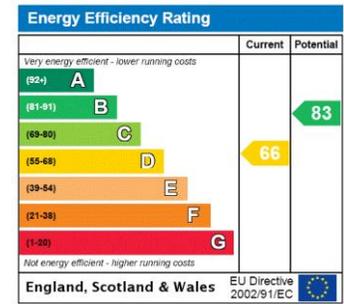
First Floor Area 1380 sq ft – 128 sq m



First Floor



Ground Floor



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood, EN4 0EJ

Tel: 0208 440 9797

Email: hadley.office@statons.com

STATONS
www.statons.com