



Bush Hill
London, N21

Bush Hill

A substantial five bedroom detached family residence, set behind a gated carriage driveway on a plot of approximately 0.26 acres, enjoying a prestigious address on one of Winchmore Hill's most desirable roads.

The property offers generous, beautifully proportioned living space, complemented by mature gardens and convenient access to excellent local amenities.

A grand reception hall creates an impressive entrance, leading through to a spacious dual aspect lounge and dining room with direct access to the rear patio. Completing the ground floor are a separate family room, a fully fitted kitchen/breakfast room, a utility room, a guest cloakroom, and direct access to the double garage.

The first floor features five bedrooms, with the principal bedroom and second bedroom both benefitting from en suite facilities. A well appointed family bathroom serves the remaining bedrooms.

Outside, the mature rear garden offers a private, established setting, centred around a generous patio terrace surrounded by an abundance of mature plants, shrubs and greenery. To the front, the paved carriage driveway provides ample off street parking, with thoughtfully planted borders enhancing the kerb appeal.

Full planning permission has already been secured under Reference 26/00711/HOU for a comprehensive programme of extensions and enhancements. The approved scheme includes part single and part two storey front, side and rear extensions, the relocation of the existing garage, two rear dormer extensions, and an elegant front facing balcony offering purchasers the rare opportunity to create an even more substantial, impressive family home, without the uncertainty of securing consent.

This represents a remarkable opportunity to acquire a home that offers immediate enjoyment alongside a clear, approved roadmap for future expansion and significant value enhancement.

Location & Connectivity: The property is situated in the highly desirable, picturesque N21 district, approximately 200 metres from Bush Hill Golf Club. Despite its peaceful, secluded setting, transport links are excellent: Grange Park Mainline Station lies approximately one mile away, with services to London and King's Cross in around 33 minutes. Winchmore Hill Village Green offering a curated selection of shops, boutiques, cafés and restaurants is approximately 1.7 miles away, while Southgate Underground Station (Piccadilly Line) is approximately 2.6 miles distant.





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Proposed CGI's

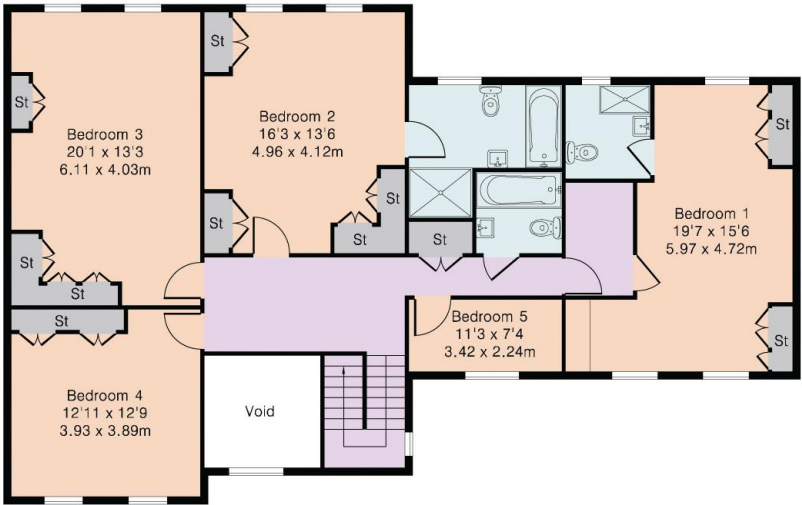


Council Tax: H
Local Authority: Enfield
Tenure: Freehold

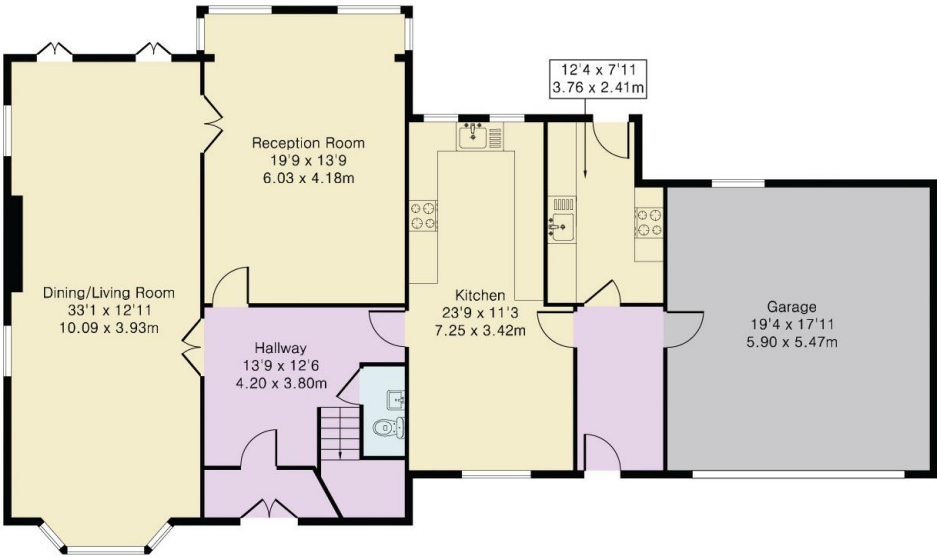
Approximate Gross Internal Area 3038 sq ft – 282 sq m
Ground Floor Area 1658 sq ft – 154 sq m
First Floor Area 1380 sq ft – 128 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor



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