





Wellington Road, Bush Hill Park, Enfield,
EN1

£825,000

Addison Townsend are delighted to offer for sale this stunning semi-detached three-bedroom house. Located in this highly desirable residential location the property is within 0.5 miles (10 minutes' walk) of Bush Hill Park mainline Station, easy accessibility of Enfield Town offering restaurants and a wealth of amenities and within excellent primary school catchments. The house is very well presented throughout and offers spacious accommodation. The accommodation comprises a large through lounge, spacious further reception, grand kitchen/dining room, utility room and shower room to the ground floor; the first floor offers three well-proportioned bedrooms and a four piece family bathroom. Externally the property offers a fantastic garden with side and rear access, a detached garage to the rear of the garden providing potential for conversion and a large front driveway. The property offers a wealth of extension potential including to the rear on the ground floor, first floor to the side and loft conversion. Offered for sale chain free.



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Tenure : Freehold

Council Tax Banding : F

EPC D

Sq.Ft : 1777

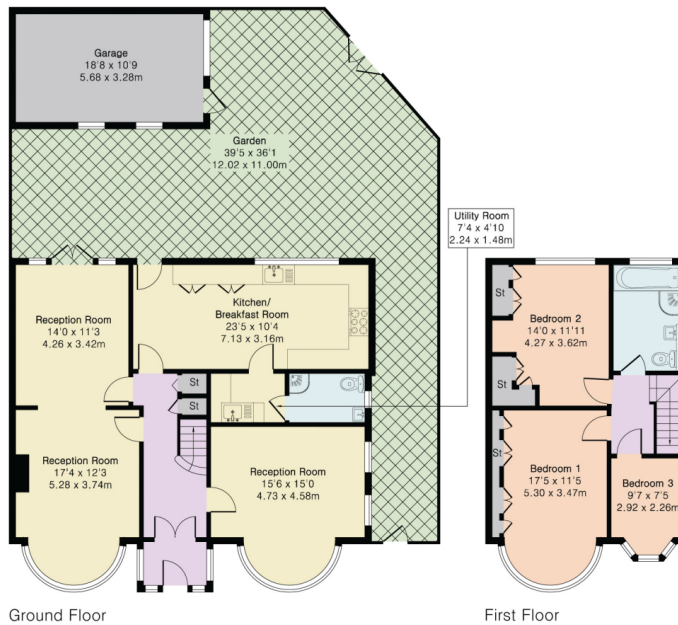


**Approximate Gross Internal Area 1576 sq ft - 147 sq m
(Excluding Garage)**

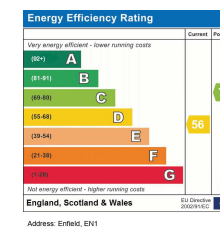
Ground Floor Area 1041 sq ft - 97 sq m

First Floor Area 535 sq ft - 50 sq m

Garage Area 201 sq ft - 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS

