



254 Bury Street West, London, N9 9LB
Offers Over £475,000



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Lanes Enfield Town are pleased to market this delightful three bedroom terraced house on Bury Street West. This property offers a perfect blend of comfort and convenience. One of the standout features of this property is the off-street parking, a rare find, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, with Bush Hill Park Station just a 15-minute walk away, making commuting a breeze. Additionally, local shops are merely moments away, offering convenience for everyday needs.

Upon entering, you are greeted by a cosy lounge ideal for both relaxation and entertaining guests. The heart of the home is the bright and spacious kitchen diner, which seamlessly opens into a lovely conservatory, creating a warm and airy atmosphere. This space is perfect for family gatherings or enjoying a quiet meal while overlooking the garden. The property features a practical downstairs bathroom and a utility area, enhancing the functionality of the home.

Families will appreciate the proximity to Raglan Infant School and Raglan Junior School, making this home an excellent choice for those with young children.



Hallway

Laminate, radiator, stairs to first floor landing, door to reception one.

Reception One 11'9" x 12'9" (3.58m x 3.89m)

Double glazed windows to front aspect, laminate flooring, radiator, cast iron feature fireplace.

Kitchen Diner 15'1" x 9'9" (4.60m x 2.97m)

Laminate flooring, part tiled walls, fitted oven with gas hob, extractor hood, stainless steel sink with mixer tap, space for a dishwasher and an under counter fridge. Base level and eye level units and spotlights.

Conservatory 11'5" x 6'2" (3.48m x 1.88m)

Double glazed windows to rear and patio door leading to the garden. Tiled flooring, spotlights and a skylight.

Bathroom 8'0" x 5'4" (2.44m x 1.63m)

Double glazed frosted windows to rear, part tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low level closed couple w.c, heated towel rail.

Utility Room 8'0" x 5'6" (2.44m x 1.68m)

Double glazed frosted window to side aspect, laminate, space for washing machine and fridge freezer.

First Floor Landing

Radiator,loft access, airing cupboard, doors to all rooms.

Bedroom One 15'1" x 10'0" (4.60m x 3.05m)

Double glazed windows to front aspect, radiator.

Bedroom Two 10'0" x 9'2" (3.05m x 2.79m)

Double glazed windows to rear aspect, radiator.

Bedroom Three 8'9" x 8'1" (2.67m x 2.46m)

Double glazed window to rear aspect, radiator, storage cupboard.

Garden

Mainly laid to lawn with plant and shrub borders, and a timber shed.

Front Garden

Paved driveway, flower bed, gate to front door.

Lanes Enfield Town Reference

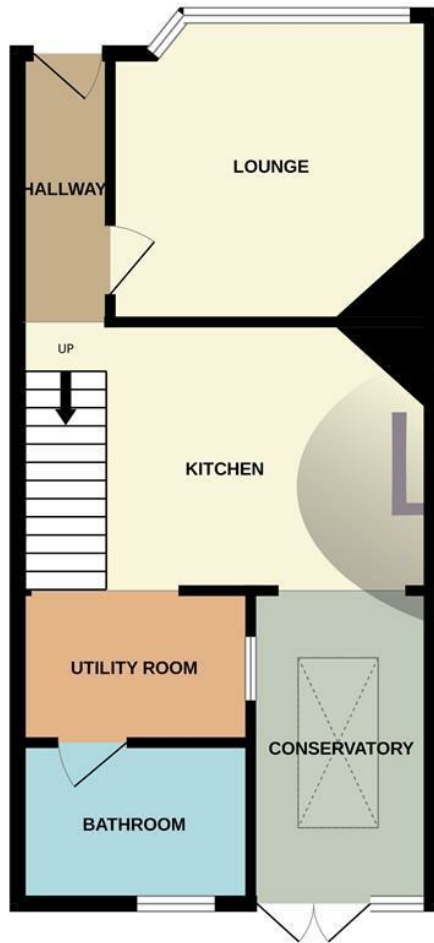
ET5216/AX/CS/CS/100125





GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

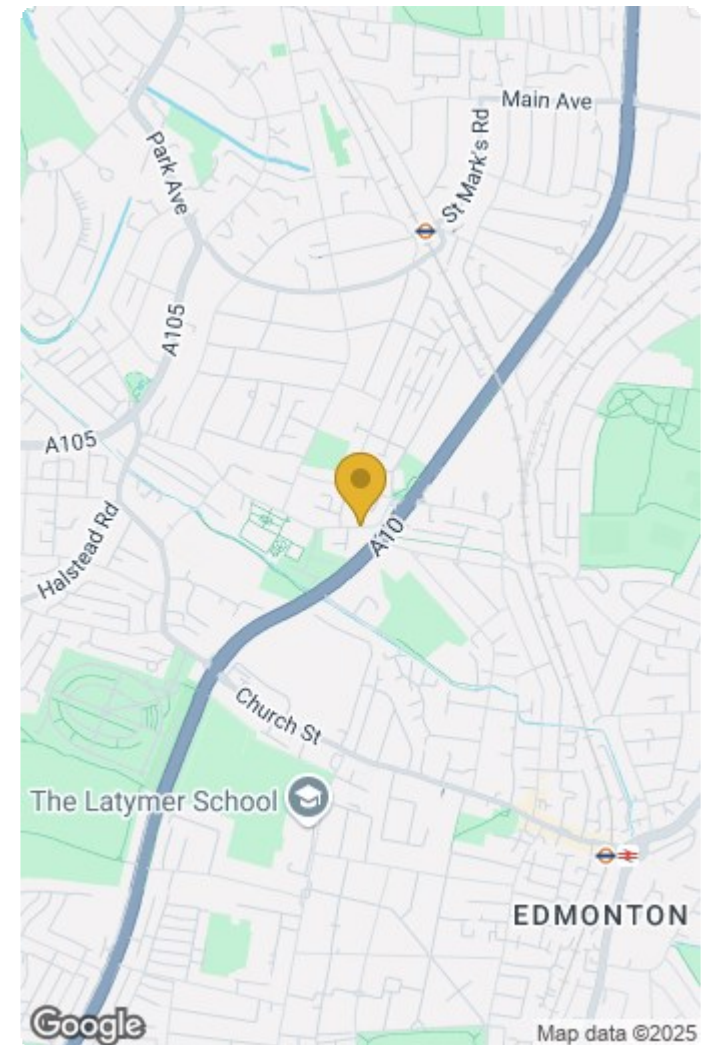
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

