



342D Bury Street West, London, N9 9LA

£375,000

**Lanes**  
ESTATE AGENTS



## 342D Bury Street West, London, N9 9LA

Welcome to this charming two double bedroom maisonette located on Bury Street West, London. This delightful property is situated on the first floor and boasts the added benefit of loft access, providing ample storage space.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere. The two well-proportioned bedrooms are designed to provide comfort and tranquillity, making them ideal for restful nights. The maisonette also features a well-appointed shower room, ensuring convenience for all residents.

One of the standout features of this property is its own private garden, a rare find in London. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day.

The location is particularly advantageous, as it is situated within close proximity to Bush Hill Park train station, providing excellent transport links for commuting into central London or exploring the surrounding areas.

This maisonette is offered chain free, with keys held, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer or seeking a comfortable home in a vibrant area, this property presents a wonderful opportunity. Do not miss the chance to make this lovely maisonette your new home.



### **Landing**

Stairs leading to first floor.

### **First Floor Landing**

Two storage cupboards, loft access, doors leading to lounge, kitchen, bedroom one, bedroom two and shower room.

### **Lounge**

14'7" x 12'5" (4.45m x 3.78m)

Double glazed window to rear aspect, feature fire place and radiator.

### **Kitchen**

10'6" x 9'3" (3.20m x 2.82m)

Dual aspect double glazed windows, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, part tiled walls, fitted oven with separate gas hob and extractor hood, space for washing machine, fridge/freezer and slimline dishwasher.

### **Bedroom One**

16'2" x 11'4" (4.93m x 3.45m)

Double glazed window to front aspect, fitted wardrobes, storage cupboard and radiator.

### **Bedroom Two**

11'5" x 8'6" (3.48m x 2.59m)

Double glazed window to front aspect, radiator and storage cupboard.

### **Shower Room**

Frosted double glazed window to side aspect, corner shower cubicle with wall mounted shower, vanity sink with mixer tap, low flush W.C, radiator, tiled walls and tiled floor.

### **Exterior - Garden**

mainly laid to lawn.

### **Lanes Estate Agents Reference Number**

ET5254/AX/AX/AX/160525

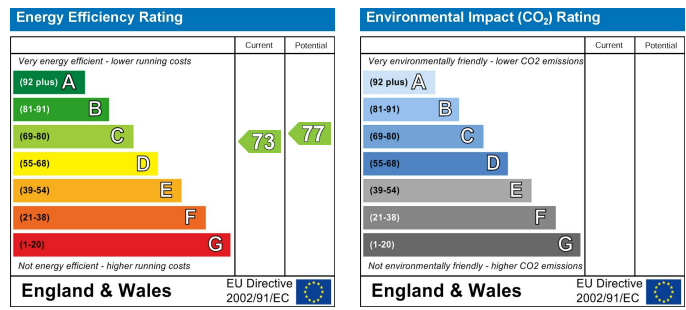
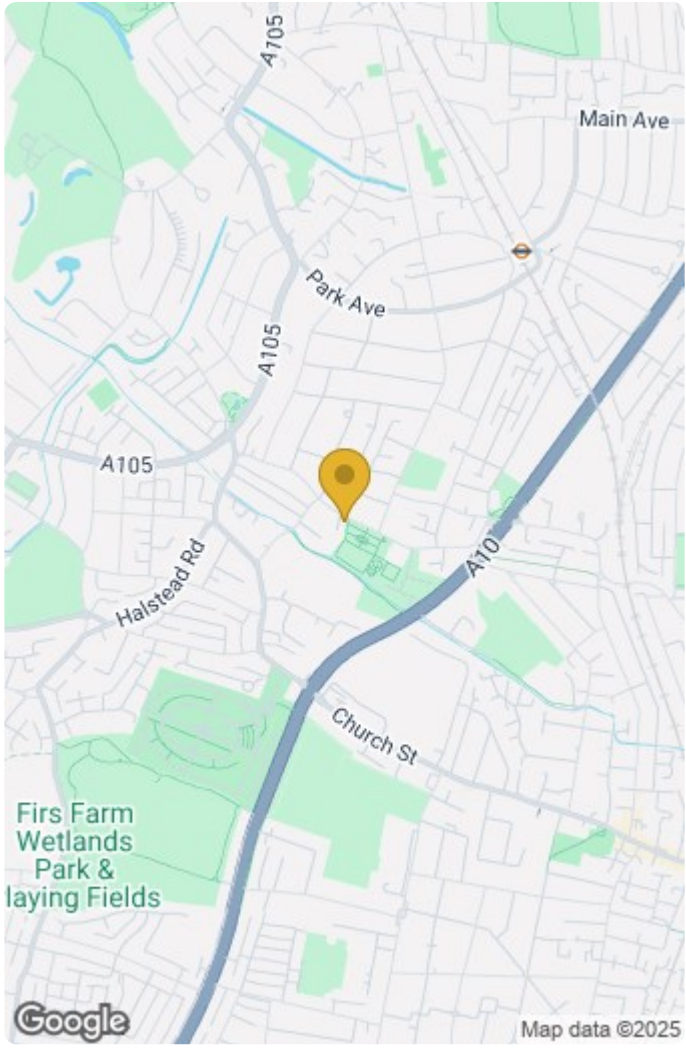












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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers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

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