



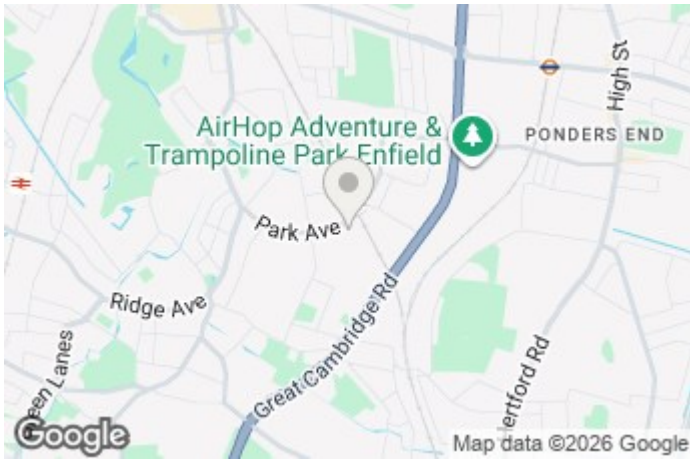
## 3 Bagshot Road, Bush Hill Park, Enfield, EN1 2RD

- LET BY LANES LETTINGS!
- Desirable location
- Private rear garden
- One allocated parking space

AVAILABLE MID-JULY! A charming Ground Floor apartment with a private garden in the desirable area of Bush Hill Park offers an inviting and comfortable living space, available for immediate occupancy. The property benefits from its own private entrance, leading into a spacious living room filled with natural light, where patio doors open directly onto a delightful private garden. With both a patio and a manageable lawn, the outdoor space provides the perfect spot for relaxing or entertaining.

The generous double bedroom creates a restful retreat, while the well-appointed bathroom includes a bath with a shower facility for everyday convenience. A separate fitted kitchen, equipped with appliances, makes meal preparation easy, and a large storage cupboard helps to keep the home organised and clutter-free.

£1,450



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

