



Queen Annes Place, Bush Hill, EN1 2PU

Queen Annes Place

A remarkable and very special Victorian family home within walking distance to Bush Hill Park Main Line Station; 7 bedrooms, 3 bathrooms, 4 reception rooms, pretty secluded rear garden and seven-bedroom parking.

A rare opportunity to acquire a remarkable and very special seven bedroom, three bathroom Victorian family home built in circa 1880's. The property has been lovingly restored and skilfully enhanced over the years by the current vendors who are only one of a handful of custodians of this wonderful home.

The property benefits from many fine character features including lovely high ceilings, fireplaces, wooden flooring and stained glass windows.

On the ground floor you are greeted by a characterful entrance hallway that leads to two reception rooms both with fireplaces, study, a fabulous kitchen/breakfast room fitted with a walnut veneer and an ebony inlay. To complete this floor there is a guest cloakroom. A staircase leads to the lower ground floor where you will find a well-proportioned gym with a natural light well and a cinema room.

On the first floor, the principal bedroom is dual aspect and has a dressing area along with a spacious bathroom which has a freestanding bath and shower. There are a further two well-proportioned double bedrooms and a modern family bathroom.

A further staircase leads to the second floor comprising three double bedrooms, again with high ceilings and a shower room.

To the rear there is a pretty, secluded garden mainly laid to lawn with a wrap around terrace ideal for entertaining.

To the front of the property there is a gravel driveway set back from the road allowing parking for numerous vehicles.



Location: This residence is located within the heart of the Bush Hill Park Conservation area in a quiet tree lined residential side turning which is within walking distance to Bush Hill Park Main Line Station with a direct route to Liverpool Street, approximately 30 minutes.

Council Tax Band: G
Local Authority: Enfield
Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300
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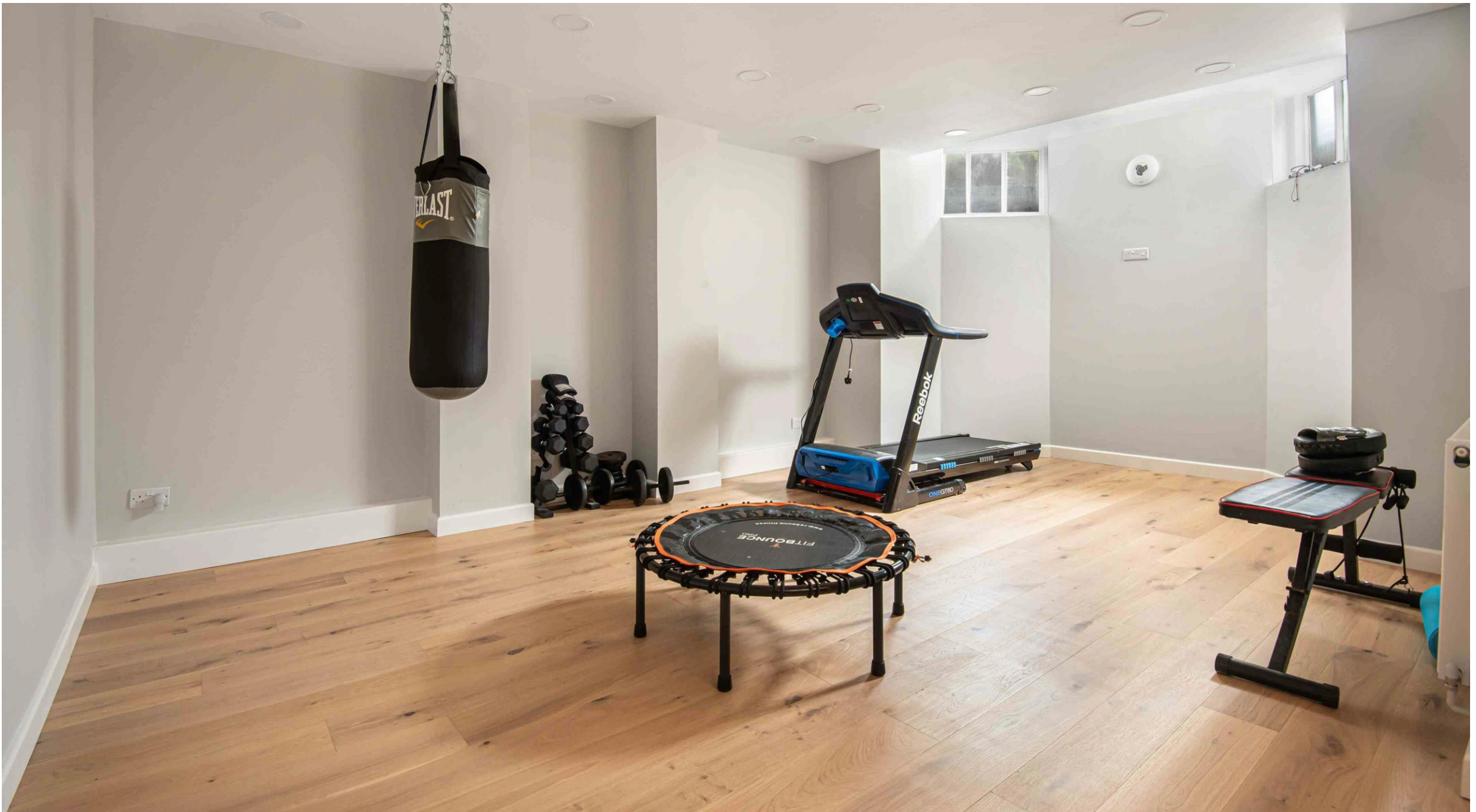














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Approximate Area = 3892 sq ft / 361.6 sq m (excludes shed)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntichcom 2021. Produced for Statons. REF: 770727

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All size are approximate. All dimensions include wardrobe spaces where applicable.

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