



Cheshunt: Tel: 01992 621116

[www.jrpropertieservices.co.uk](http://www.jrpropertieservices.co.uk)

Cuffley: Tel: 01707 872111



## RUSSELL ROAD FORTY HILL

Bridgen Hall was built in 1750 by William Bridgen who was Lord Mayor of London in 1763/4. He was from an ancient family in Bridgnorth, Shropshire & this was his London residence. Number 31 offers spacious accommodation, has exceptionally high ceilings & boasts a spacious cellar with full head height (partially tanked with power light & plumbing). Large reception room & kitchen, four good size bedrooms & two family bathrooms. Externally there is an attractive South facing rear garden & Driveway parking to the front.

- HIGH CEILINGS
- CONSERVATION AREA
- GAS HEATING
- 4 BEDROOMS
- DRIVEWAY PARKING
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- DOUBLE GLAZING
- LIVING ROOM

### £699,995 FREEHOLD

**VIEWING RECOMMENDED!**



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.co.uk)

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## LOCALITY

Forty Hill is located to the North of Enfield and has a Church, Junior School, Convenience shop and a Wholefood store. There are several historic houses in this conservation area including Forty Hall and Parkland Estate which is open to the public and Myddleton House. Situated conveniently for transport there's a choice of three railway stations, Enfield Town, Gordon Hill and Turkey Street. The M25/A10 is also easily accessible.



## ENTRANCE LOBBY

## LIVING ROOM

18'4" x 18'2" height 12'0" (5.61m x 5.54m height 3.66m)



## KITCHEN/BREAKFAST ROOM

16'10 x 9'9 (5.13m x 2.97m)



## GROUND FLOOR BATHROOM

10'8 x 6'9 (3.25m x 2.06m)



## MEZZANINE STAIRCASE

**UPPER BATHROOM**

7'10 x 7' (2.39m x 2.13m)



**BEDROOM 1**

16'7 x 9'10 (5.05m x 3.00m)



**BEDROOM 2**

18'6 9' (5.64m 2.74m)



**BEDROOM 3**

12'4 x 8'10 (3.78m x 2.69m)



**BEDROOM 4**

10'1 x 7 (3.07m x 2.13m)



**DRIVEWAY PARKING**

**REAR GARDEN**

approx 60' (approx 18.29m)



**MAP**



In accordance to section 21 of the Estate Agency Act 1979 we need to inform potential purchasers that this property is owned by an employee of JR Property Services.