



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 breakfast room, four bedrooms(3 doubles) & two family bathrooms. Externally there is an attractive South facing rear garden & Driveway parking to the front.

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

### £675,000 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)

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



## 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 and Myddleton House which are open to the public. Situated conveniently for transport there's a choice of three railway stations, Enfield Town, Gordon Hill and Turkey Street. The M25/A10 are also easily accessible..



## DEVELOPMENT POTENTIAL

This property has been two flats in the past and the cellar has drawings for a further studio flat.

## ENTRANCE LOBBY

Hardwood front door to:-

## LIVING ROOM

18'4 x 18'2 12'0" high (5.59m x 5.54m 3.66m high)  
Very tall room with two high Georgian style double glazed windows to the front. Two radiators. Feature Fireplace with coal effect real flame gas fire. Deep ornate coving to ceiling. Large ornate centre plasterwork ceiling rose. Laminate wood floor. Access to cellar.



## KITCHEN/BREAKFAST ROOM

16'10 x 9'9 (5.13m x 2.97m)  
Another very tall room with centre ceiling rose and coving to ceiling. Double glazed Georgian style French doors and matching side windows opening on to the rear garden. Range of Oak fronted wall and base fitted cabinets with roll top Oak work surfaces over. Integrated larder fridge and freezer. Integrated dishwasher and washing machine. Space for free standing fridge freezer. Stainless steel sink with mixer tap and drainer. Radiator. Laminate wood floor.



## GROUND FLOOR BATHROOM

10'8 x 6'9 (3.25m x 2.06m)  
Opaque double glazed window to rear. radiator. Suite comprising; Pedestal wash hand basin, low level WC and bath with shower attachment. Cupboard housing boiler. Ceramic tiled floor. Half tiled walls in complimentary ceramics. Ornate coving to the ceiling.



## CELLAR

Partially tanked. Electrics. Plumbing. Full head height.

## MEZZANINE STAIRCASE

## UPPER BATHROOM

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

Opaque double glazed window to rear. Suite comprising; Semi countered wash hand basin with mixer tap, panel shower bath with curved glass screen, low level WC. Extensively tiled walls and floor in complimentary ceramics.



## BEDROOM 1

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

Georgian style double glazed window to rear. Radiator. Victorian feature fireplace. Ornate coving and centre ceiling rose. Built in wardrobes. Built in storage cupboard. Wash hand basin inset into vanity unit.



## BEDROOM 2

18'6 9' (5.64m 2.74m)

Georgian style double glazed window to front. Two radiators. Coving to ceiling and ornate centre rose.



## BEDROOM 3

12'4 x 8'10 (3.76m x 2.69m)

Georgian style double glazed window to front. Radiator. Victorian feature fireplace. Coving to ceiling.



**BEDROOM 4**

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

Georgian style double glazed window to rear. Radiator.



**DRIVEWAY PARKING**

Block paved driveway.

**REAR GARDEN**

approx 60' (approx 18.29m)

Mainly laid to lawn with a selection of shrubs to the borders. Pond. Timber shed with power and light. Water tap. Exterior light. Outside plug socket. Paved patio area.



**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.