



Bycullah Road, Enfield

Available

£995,000 (Freehold)





A beautifully extended and immaculately presented four-bedroom detached home, ideally located on one of Enfield's most sought-after residential roads, just 0.3 miles from Enfield Chase Station.

Located just 0.3 miles from Enfield Chase Station and moments from Enfield Golf Club, this beautifully presented four-bedroom detached home offers a well-balanced layout, off-street parking for three vehicles, and a private rear garden extending over 90ft.

The standout feature is the expansive open-plan kitchen and dining space, which stretches across the rear of the property. Flooded with natural light from twin skylights and full-width bi-folding doors, which open completely to create a seamless connection to the garden. The kitchen is stylish and well-appointed with integrated appliances including an induction hob, double oven, and dishwasher, and is complemented by a separate utility room for added convenience. Wood flooring, spotlights and vertical radiators complete the modern, cohesive finish. The ground floor also includes a separate lounge, a dedicated study/home office, a guest WC, and built-in storage.

Upstairs, the home offers four well-proportioned bedrooms, three of which are doubles. The main bedroom features fitted wardrobes and a sleek en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Additional storage is available throughout, including a large understairs cupboard and loft access.

Bycullah Road is a well-established, tree-lined turning positioned for both convenience and lifestyle. Enfield Chase Station offers direct links into Moorgate and Finsbury Park, while Enfield Town's main shopping centre, restaurants, and cafés are just 0.7 miles away. The A10 and M25 are easily accessible for road users, and the area is well served by local bus routes.

Families will appreciate the catchment proximity to a selection of highly regarded schools, including Enfield Grammar and St. Michael's CofE Primary. Green spaces such as Hilly Fields Park, Forty Hall Estate, and Town Park are all nearby, offering excellent leisure and walking options.

Local Authority: Enfield
Council Tax Band: F

Inner Hallway

Wood flooring, radiator, spotlights to ceiling, alarm panel, understairs storage cupboard housing: fuse box, electric and gas meters, further storage cupboard, doors to kitchen/diner, lounge, study and WC

Lounge

Carpet, radiator, uPVC double glazed window to front aspect, television aerial point

Study

Carpet, radiator, uPVC double glazed window to front aspect

Kitchen/Diner

Wood flooring, two skylights, spotlights to ceiling, two vertical radiators, uPVC double glazed bi-folding doors leading to rear garden, eye and base level units, inset sink with mixer tap, integrated dishwasher, fitted electric oven, fitted induction hob with extractor over, heated towel rail, space for fridge/freezer, door to utility room

Utility room

Wood flooring, spotlights to ceiling, stainless steel sink with mixer tap, space for washing machine and freezer, cupboard housing hot water cylinder, wall-mounted 'Vaillant' boiler, extractor fan

WC

Wood flooring, low level WC, wash hand basin with mixer tap, extractor fan, spotlight to ceiling

First Floor Landing

Carpet, spotlight to ceiling, loft access, doors to all bedrooms and bathroom

Bedroom 1

Carpet, fitted wardrobes, radiator, uPVC double glazed window to front aspect, spotlights to ceiling, door to en-suite





BAKER
AND
CHASE

En-Suite

Tiled flooring, part-tiled walls, frosted uPVC double glazed window to front aspect, pedestal wash hand basin with mixer tap, low level WC, walk-in shower cubicle with mains fed shower, heated towel rail, spotlights to ceiling, extractor fan

Bedroom 2

Carpet, fitted wardrobe, radiator, uPVC double glazed window to front aspect

Bedroom 3

Carpet, radiator, uPVC double glazed window to rear aspect

Bedroom 4

Carpet, radiator, uPVC double glazed window to rear aspect

Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, bath with shower attachment and mains fed shower over, wash hand basin with mixer tap, low level WC, heated towel rail, spotlights to ceiling, extractor fan

Rear Garden

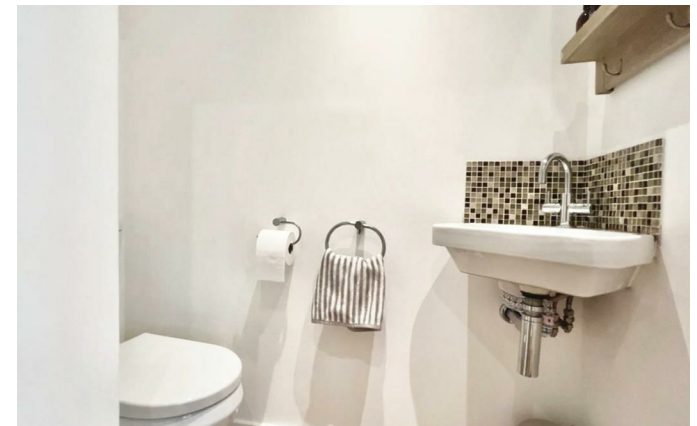
Part paved patio area, part laid to lawn, part bark area, two timber built sheds, shrub borders, mature trees, outside tap, two side gates leading to front garden

Front Garden

Paved for off-street parking for three cars, two side gates leading to rear garden

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to







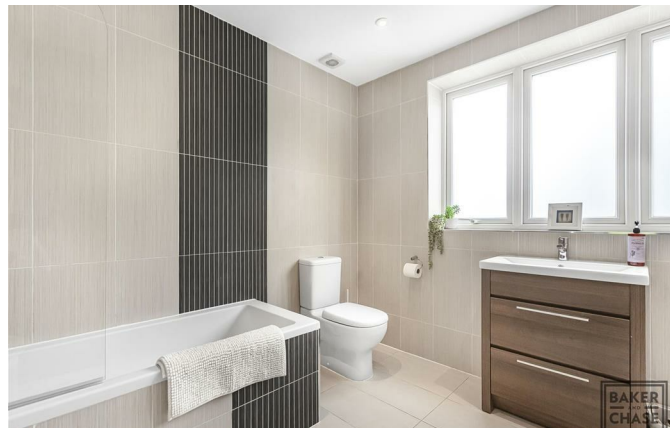


obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

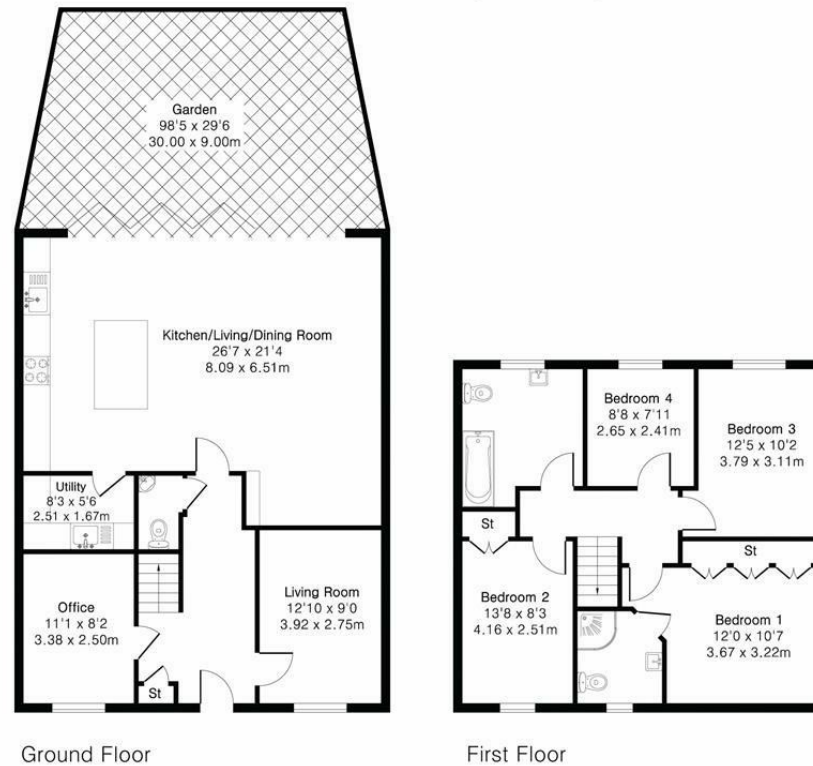
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 1575 sq ft - 146 sq m

Ground Floor Area 917 sq ft – 85 sq m

First Floor Area 658 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: F