



Flat 4 Elderberry Court 39B Bycullah Road, Enfield, EN2 8FF

£500,000



## Flat 4 Elderberry Court 39B Bycullah Road, Enfield, EN2 8FF

This first floor luxury two bedroom apartment is situated close to Enfield Town multiple shopping facilities and rail stations. The property benefits from lift access, Juliet balcony, en-suite to bedroom one, double second bedroom, guest cloakroom, separate kitchen, gas central heating, gated underground parking and more. Viewing is highly recommended, call now to avoid disappointment. This property has the added incentive of being sold with no onward chain. Keys held.



### **Hallway**

Entrance via communal hallway/lobby, engineered oak wood flooring, radiator, cupboard, doors to:

### **Lounge/Diner**

17'1" narrowing to 13'6" x 17'8" (5.21m narrowing to 4.11m x 5.38m)

Double glazed windows to front aspect, radiators x3, engineered oak wood flooring, spotlights to ceiling, fitted base units, double glazed French doors to front aspect leading to balcony.

### **Kitchen**

10'9" x 11'7" (3.28m x 3.53m)

Wall and base units with stone worktop surfaces, inset stainless steel sink drainer with mixer tap, integrated four ring gas hob, extractor above, integrated double oven, fridge/freezer, separate full freezer unit, space for washing machine, tiled floor, part tiled walls, double glazed window to side aspect.

### **Bedroom One**

16'3" x 14'10" (4.95m x 4.52m)

Double glazed window to rear aspect, radiator, engineered oak wood flooring, fitted wardrobes, coving, door to:

### **En-Suite**

Shower cubicle with mixer tap and shower attachment, vanity unit with mixer tap, low level w/c, tiled floor, tiled walls, spotlights to ceiling, extractor.

### **Bedroom Two**

11'9" x 13'2" (3.58m x 4.01m)

Double glazed window to rear aspect, radiator, engineered oak wood flooring, coving, fitted wardrobes.

### **Cloakroom/Utility**

Frosted double glazed window to side aspect, low level wc, vanity unit with mixer tap, tiled floor, tiled walls, spotlights to ceiling, heated towel rail.

### **External Communal**

Communal grounds, mainly laid to lawn, flower beds with plant and shrub borders, side access via block.

### **Parking**

One allocated space in underground gated parking.

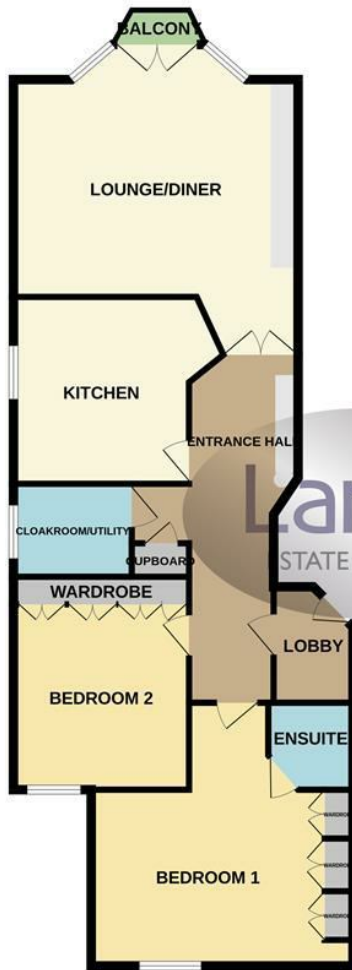
### **Lanes Property Agents Enfield Reference**

ET5129/PB/AX/AX/130224





FIRST FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.

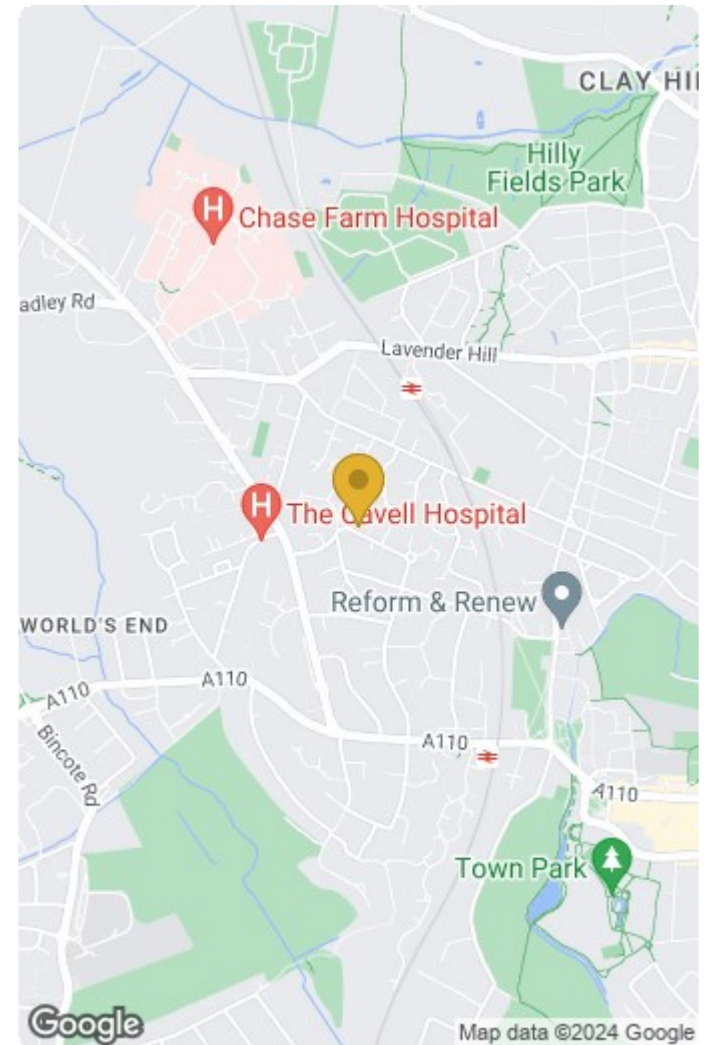


TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	