

CYPRESS AVENUE

THOMAS
JAMES



This unique property in Crews Hill started life as a modest detached bungalow but has been extended and thoroughly refurbished to create a stunning contemporary 3 bedroom, 2 bathroom detached house with a delightful and sunny 85ft south-facing garden.

***Cypress Avenue, EN2
Offers in Excess of £700,000
Freehold***

Three bedrooms
Master suite with balcony
Rural views
85ft south-facing rear garden
Detached garage
0.7m to Crews Hill Station

CT band: F
Council: Enfield
EPC rating: C

***by appointment only
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Located in a quiet cul de sac, the house is set back from the wide avenue behind an attractive front garden with mature shrubs, a lawn bisected by a paved path to the front door, and a drive that provides off-street parking spaces and vehicle access to the detached garage.

The contemporary glazed front door opens into a wide hallway with a welcoming wood floor, tasteful monochrome colour scheme and doors to the living room, dining room, kitchen, and handy ground floor bathroom.

The living room is a serene space with white and pale neutral décor that maximises space and light, including a pale cream carpet and bespoke plantation shutters. A working cast iron fireplace provides a focal point at one end, whilst a window and French doors provide great garden views and access to the terrace at the other. The dining room at the front of the house has a similarly calm ambience, with fitted shutters on the two wide windows, stylish wallpaper, and a lovely engineered wood floor.

Graphite grey Shaker style wall and floor cabinets with integrated appliances and a breakfast bar line the walls of the kitchen, topped by a slim profile worktop and complemented by a tiled white splashback. French doors provide garden views and open onto the paved terrace, creating a seamless indoor/outdoor entertaining space.

A window in the bathroom proves good natural light and ventilation whilst a second high level round window adds further light and a touch of character. This room is a good size and has a fresh feel thanks to being mainly tiled and fitted with a contemporary bath and washbasin/WC console.



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Carpeted stairs lead up to the first floor, where a Velux window provides good natural light to the landing and stairwell. This floor is home to three double bedrooms, a shower room, and a utility room.

The stunning main bedroom has far reaching views over the back garden and fields beyond through glazed double doors with a Juliet balcony. The second double bedroom has similar rural views and a large bespoke mirrored fitted wardrobe, whilst the third double bedroom has a Velux window. The mainly tiled shower room has wide, opening windows and is fitted with a corner shower cubicle, wall hung washbasin and WC. The utility room has a Velux window and is plumbed for laundry appliances.

The sunny, south-facing 85ft rear garden is a fabulous space with rural views. Thoughtfully landscaped and immaculately maintained, it comprises a large, paved terrace adjacent to the house bordered by smart fencing and planting, and a huge lawn featuring an attractive specimen tree and mature planting. The planted beds have been carefully curated, incorporating railway sleepers, low stone walls and a block-paved path as well as varied planting. A picket fence at the end has a gate to the open fields beyond.



LOCAL LIFE

The property is just over half a mile from Crews Hill station which has regular direct train to Moorgate in the City.

Local amenities include the many nurseries and garden centre the area is famed for, and nearby Crew Hill Golf Club.



LINKS

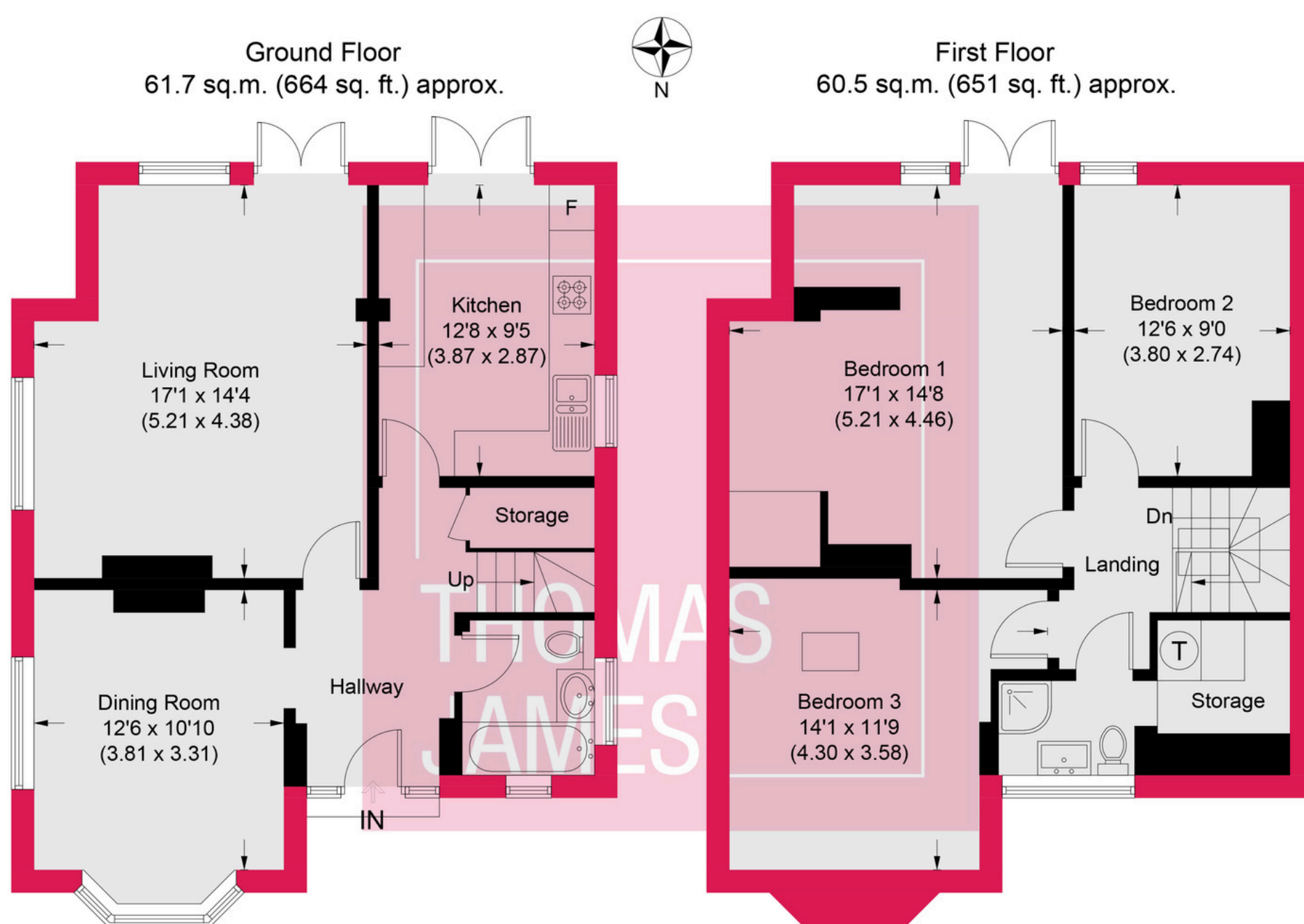
[Location >](#)

[Transport >](#)

[Video >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 122.2 sq.m (1315 sq.ft.) approx.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1223326)