



Oakdene House, Bycullah Road, Enfield, EN2 8HB

welcome to

Oakdene House, Bycullah Road, Enfield

Barnfields are delighted to offer for sale this one bedroom, ground floor retirement apartment located on a most popular tree lined turning just off Windmill Hill, giving easy access to local shops including Little Waitrose and Enfield Chase Station (Moorgate Line). Enfield Town multiple shopping centre is also close by.

The well looked after block benefits from shared communal facilities including a lounge, utility room, front and rear gardens and parking.



Communal Entrance Door

Communal Hallway

With access to communal lounge and communal utility room, access to rear gardens.

Private Flat Door

Opens to:-

Hallway

Fitted carpet, two storage cupboards.

Lounge

14' 8" x 10' 5" (4.47m x 3.17m)

Fitted carpet, double glazed window and door opening to communal front garden, electric storage heater, open to:-

Kitchen

6' 6" x 6' 7" (1.98m x 2.01m)

Range of fitted wall and base units with toning worktops, built-in oven, electric hob, tiled splashbacks, space for fridge/freezer, stainless steel sink and drainer, vinyl flooring.

Bedroom

12' x 8' 10" (3.66m x 2.69m)

Fitted carpet, double glazed window to front, built-in wardrobes, electric storage heater.

Shower Room

Fully tiled step-in shower room, vanity encased hand basin with cupboards beneath, low level WC, vinyl flooring.

Outside

Gardens

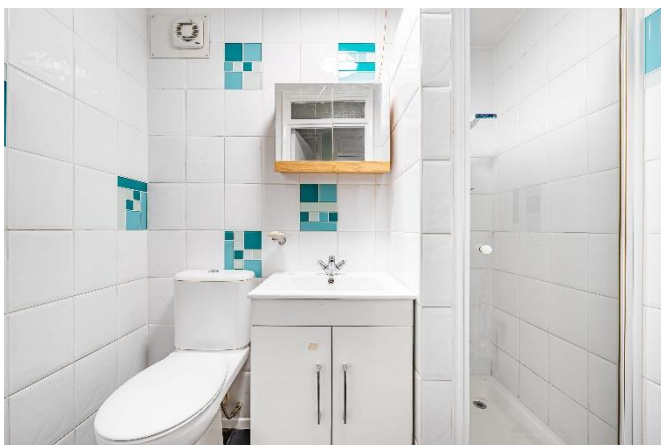
Pleasant communal gardens surround the block including a patio area with tables and chairs and a communal drying area with washing lines.

Parking

Parking area for residents to the rear of the block on a first come first served basis.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



view this property online barnfields.co.uk/Property/ENF103185



welcome to
Oakdene House,
Bycullah Road, Enfield

- Ground Floor
- Chain Free
- One Bedroom
- Warden Assisted
- Door Opening To Front Garden

Tenure: Leasehold EPC Rating: C

offers in excess of

£165,000



Please note
the marker
reflects the
postcode not
the actual
property



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



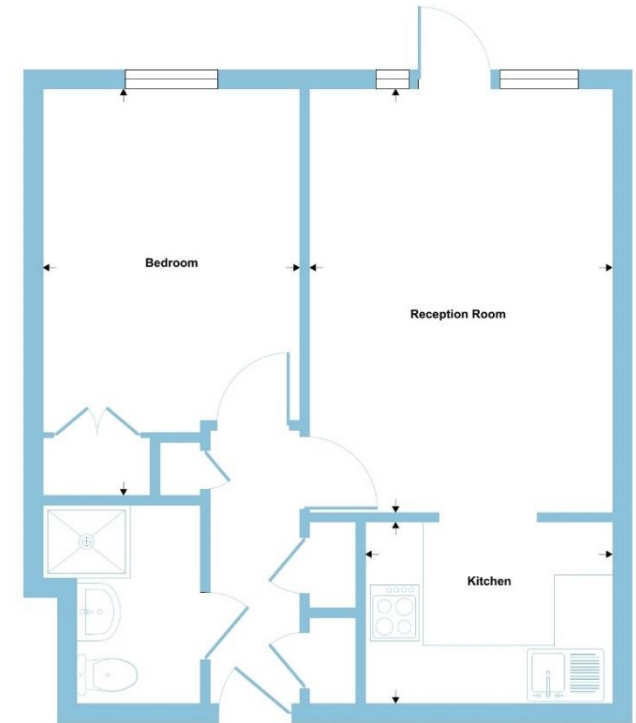
Property Ref:
ENF103185 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Bycullah Road, Enfield, EN2

Approximate Area = 409 sq ft / 38 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2022. Produced for Barnard Marcus. REF: 993902



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)