



**Butterfield House, Bycullah Road, Enfield, EN2 8EZ**

**welcome to**

**Butterfield House, Bycullah Road, Enfield**

A bright and spacious ground floor one bedroom apartment, in this attractive small development within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre.

The property requires some modernisation but offers excellent potential and just some of its many pleasing features include:-





### **Entrance Hall**

Laminate floor, radiator, double built-in storage cupboard and single storage cupboard.

### **Lounge**

16' 10" x 10' 3" ( 5.13m x 3.12m )

Laminate floor, radiator, views over communal gardens.

### **Kitchen**

11' 4" x 6' 5" ( 3.45m x 1.96m )

Comprehensively fitted comprising base units with worktops, stainless steel sink unit, matching wall cabinets, inset ceramic hob with fume extractor hood over, built-in oven, wall mounted combination gas central heating boiler.



### **Bedroom**

14' 6" max x 10' ( 4.42m max x 3.05m )

Laminate floor, radiator, range of built-in wardrobe cupboards.

### **Shower Room / WC**

Double shower cubicle, pedestal wash hand basin, low flush WC, ceramic tiled floor, radiator, fully tiled walls.

### **Outside**

### **Communal Gardens**

Ample communal lawns surround the block.

### **Garage**

Brick built garage (number 4) in a block at rear with easy vehicular access.



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welcome to

## Butterfield House, Bycullah Road, Enfield

- No Chain
- Extremely Long Lease (981 Years Unexpired Lease)
- Own Garage In Block To Rear
- Large Double Bedroom
- Share Of Freehold
- Views Over Communal Gardens

Tenure: Leasehold EPC Rating: C

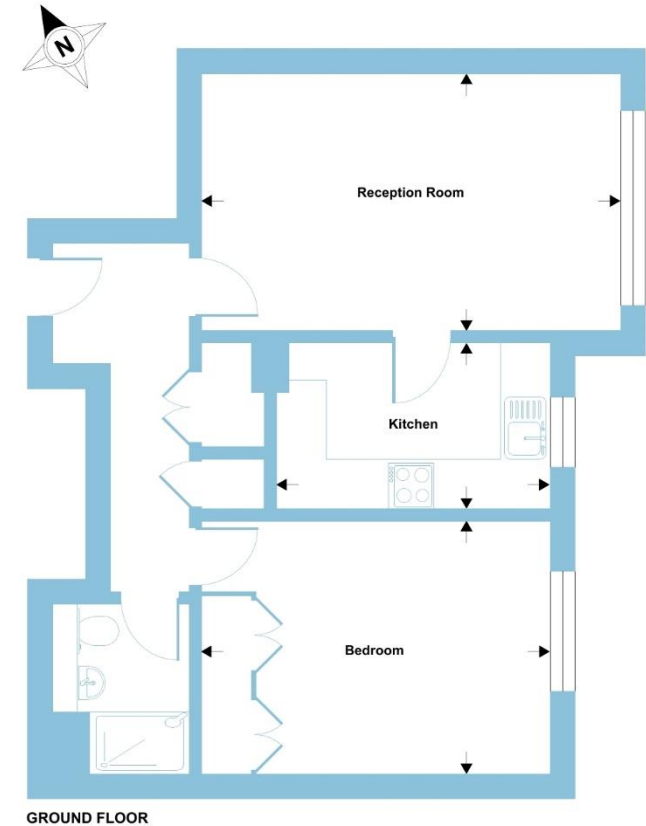
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Butterfield House, Bycullah Road, Enfield, EN2

Approximate Area = 529 sq ft / 49.1 sq m  
For identification only - Not to scale



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF104384 - 0005

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