



Butterfield House, Bycullah Road, Enfield, EN2 8EZ

welcome to

Butterfield House, Bycullah Road, Enfield

A rare chance to buy a light and airy ground floor flat in the highly desirable apartment block of Butterfield House, off the leafy and quiet Bycullah Road, Enfield. With excellent access to Enfield Town, as well as within close proximity to Enfield Chase Rail Station, this well maintained and attractive building is surrounded by landscaped communal gardens, with an extensive outlook from the sitting room which looks out onto the peaceful, relaxing lawns.

This is a perfect dwelling for first time buyers, as well as anyone with mobility issues, as the flat has easy and direct access from the street.

The flat also comes with private garage for car parking or storage purposes.





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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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.

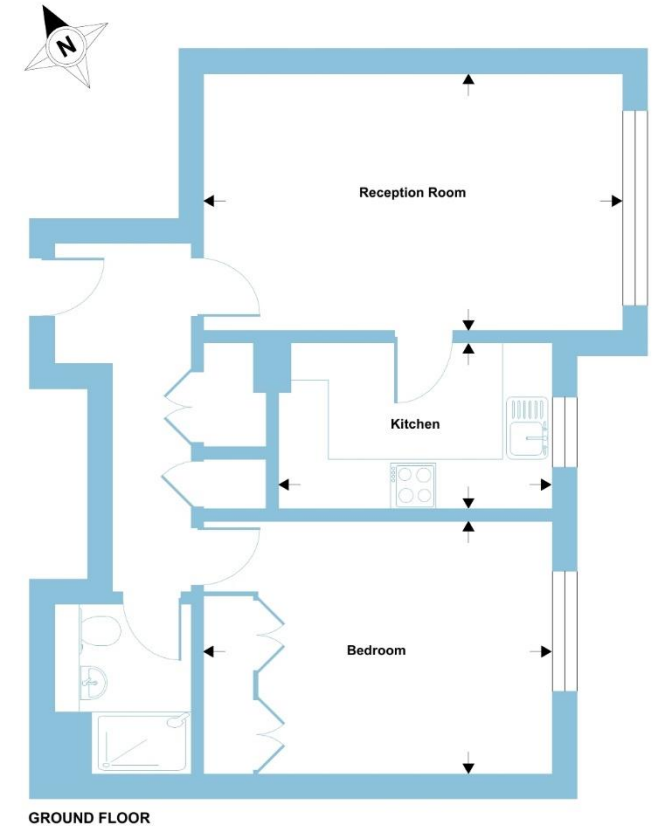
£300,000



Please note the marker reflects the postcode not the actual property

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



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Property Ref:
ENF104384 - 0006

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