



Elderberry Court, Bycullah Road, Enfield, EN2 8FF

welcome to

Elderberry Court, Bycullah Road, Enfield

A superb opportunity to purchase this most desirable luxury first floor balcony apartment with a lift, in a most sought after location, within walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line).

The extremely spacious and well presented property features:-



Spacious Entrance Hall

Engineered oiled oak flooring, two built-in storage cupboards.

Lounge / Dining Room

22' x 17' 9" (6.71m x 5.41m)

Engineered oiled oak flooring, three radiators, double glazed doors to south facing balcony.

Kitchen

11' 9" x 10' 7" (3.58m x 3.23m)

Comprehensively fitted in modern cream coloured units comprising base units with granite worktops, inset one and half bowl stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in oven and grill, inset microwave, integrated fridge-freezer, washing machine, integrated dishwasher, ceramic tiled floor, cupboard housing combination gas central heating boiler.

WC / Utility Room

Limestone tiled floor and walls, low flush WC, vanity wash hand basin with cupboards under, tumble dryer, heated towel rail. This room could easily be converted into a second bathroom/shower room.

Bedroom One

17' x 16' 2" (5.18m x 4.93m)

Engineered oiled oak flooring, radiator, substantial range of built-in wardrobe cupboards.

En-Suite Shower Room / WC

Shower cubicle, low flush WC, vanity wash hand basin (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

Bedroom Two

13' x 12' (3.96m x 3.66m)

Engineered oiled oak flooring, radiator, range of mirror wardrobes.

Outside

Communal Gardens

Communal gardens to the rear of the block.

Parking

One secure underground parking space plus extra storage cupboard.



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welcome to

Elderberry Court, Bycullah Road

- 978 Years Unexpired Lease
- Lift
- Superb Master Bedroom With En-Suite
- South Facing Balcony
- No Chain

Tenure: Leasehold EPC Rating: B

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.

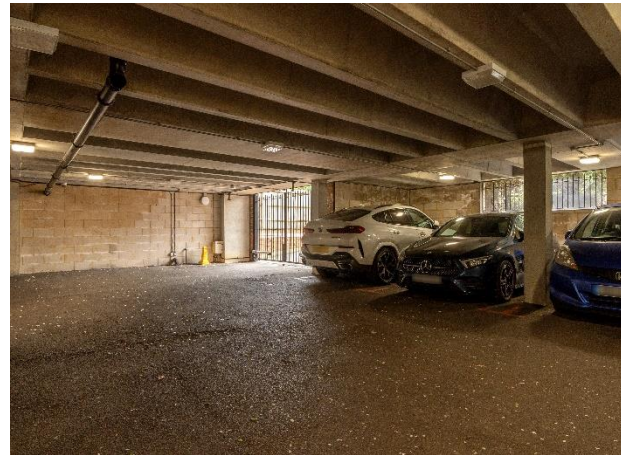
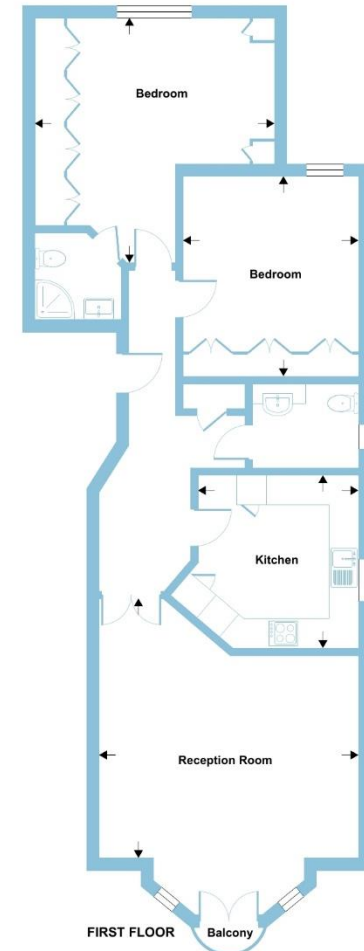
£500,000



Please note the marker reflects the postcode not the actual property

Elderberry Court, Bycullah Road, Enfield, EN2

Approximate Area = 1032 sq ft / 95.8 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1118869



Property Ref:
ENF104184 - 0002

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barnfields



020 8363 3394



info@barnfields.com



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



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