



Butterfield House, Bycullah Road, Enfield, EN2 8EZ

welcome to

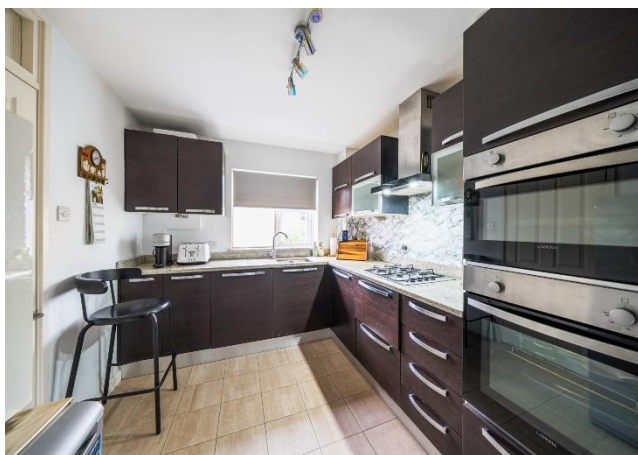
Butterfield House, Bycullah Road, Enfield

Barnfields are delighted to offer for sale this spacious, chain free, first floor, two bedroom flat located in a quiet residential turning with excellent access to Enfield Town, as well as within a short walking distance of Enfield Chase Rail Station (Moorgate Line).

This well maintained and attractive building is surrounded by landscaped communal gardens and the flat benefits from a Share of The Freehold and garage en bloc.

Must be viewed to be fully appreciated.





Communal Entrance Door

Opens to:-

Communal Hallway

Stairs to first floor. Flat door opens to:

Hallway

Radiator, two built-in storage cupboards.

Lounge

17' 9" x 11' 6" (5.41m x 3.51m)

Fitted carpet, double glazed window to rear, radiator, open to:-

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Range of fitted wall and base units with granite worktops and upstands, undermount sink, gas hob with extractor above and matching granite splashback, built-in double oven, integrated fridge/freezer, plumbing for washing machine, double glazed window to side, tiled floor.

Bedroom One

13' 11" x 10' 1" (4.24m x 3.07m)

Fitted carpet, double glazed window to rear, radiator.

Bedroom Two

11' 10" x 7' 8" (3.61m x 2.34m)

Fitted carpet, double glazed window to rear, radiator.

Bathroom

Panelled bath with shower above, wall mounted hand basin, low level WC, tiled floor, radiator, fully tiled walls.

Outside

Communal Gardens

Well manicured gardens surround the block.

Garage

A single garage with up and over door en bloc to the rear of the main building.



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welcome to

Butterfield House, Bycullah Road, Enfield

- Two Double Bedrooms
- Spacious Lounge Overlooking Communal Gardens
- Chain Free
- Garage
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£350,000



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Property Ref:
ENF104841 - 0004

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Please note the marker reflects the postcode not the actual property

Bycullah Road, Enfield, EN2

Approximate Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschcom 2025. Produced for Barnard Marcus. REF: 1234066



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