



**Bulls Cross, Enfield EN2 9HE**



**welcome to**

## **Bulls Cross, Enfield**

Beautifully presented Victorian character cottage situated in this popular semi-rural residential location, within close proximity of local shops, greenbelt countryside, Whitewebbs Park, Myddelton House and within a level walk of Turkey Street Station (Liverpool Street Line). The M25 Motorway is also close at hand, as are good schools.

The delightful accommodation has been modernised to a high standard by the current vendor and has many pleasing features.



## Lounge

19' 4" to extremes narrowing to 13' 4" x 11' 7" ( 5.89m to extremes narrowing to 4.06m x 3.53m )  
Fitted carpet, double radiator, sunken spotlights to ceiling, attractive cast iron fire with tiled slips and wooden mantel, understairs storage recess, door to kitchen/diner.

## Dual Aspect Kitchen / Diner

17' 10" max x 11' 3" max ( 5.44m max x 3.43m max )  
Beautifully fitted comprising matching wall cupboards, base units and display cupboards with integrated fridge and freezer, plumbing for dishwasher and washing machine, integrated range style oven, butler sink with granite worksurface and drainer, underfloor heating, cupboard housing gas central heating boiler, sunken spotlights to vaulted ceiling, ceramic tiled floor, skylights, bi-folding doors to rear garden.

## Bathroom / WC

Beautifully modernised, fully tiled walls and floor, low flush WC with concealed cistern, vanity basin with mixer tap over, panelled bath with mixer tap and shower over, glass shower screen, underfloor heating, heated towel rail radiator, extractor fan.

## First Floor

### Landing

Fitted carpet, access to loft with pull down ladder.

### Bedroom One

11' 7" max x 10' ( 3.53m max x 3.05m )  
Fitted carpet, coving to ceiling, full range of floor to ceiling wardrobe cupboards, double radiator, double glazed sash window to front aspect, panelled walls.

### Bedroom Two

9' 3" x 8' 10" ( 2.82m x 2.69m )  
Fitted carpet, double radiator, coving to ceiling, panelled walls, built-in storage cupboard over stairs.

## Outside

### Front Garden

Paved with picket fence.

### Rear Garden

Approximately 60', west facing, paved patio, retaining wall, laid to lawn, timber shed, tap, rear pedestrian gate.







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## Bulls Cross, Enfield

- Large Kitchen / Diner
- Spacious Lounge
- Two Double Bedrooms
- Beautifully Appointed Bathroom
- West Facing Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**



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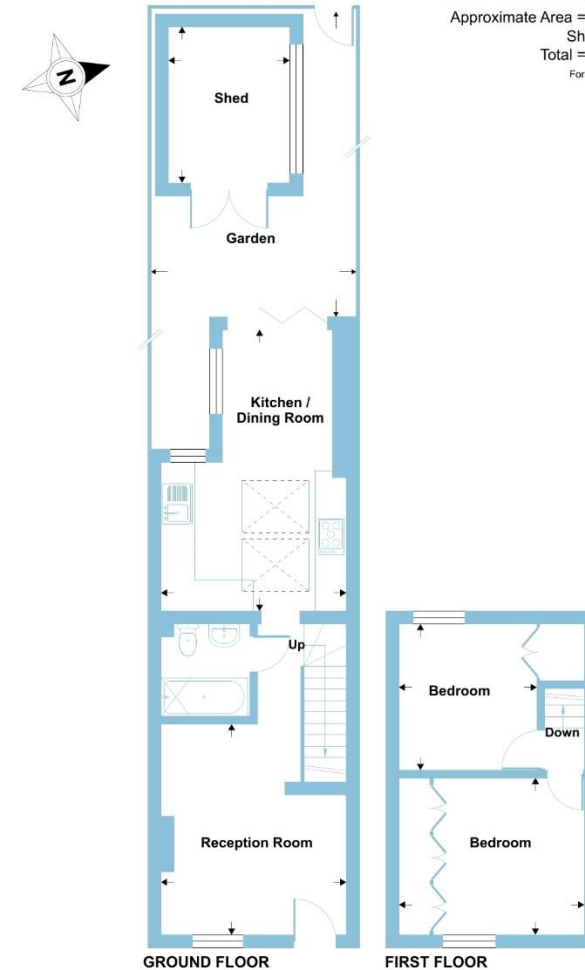
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## Bulls Cross, Enfield, EN2

Approximate Area = 645 sq ft / 59.9 sq m  
Shed = 76 sq ft / 7 sq m  
Total = 721 sq ft / 66.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1261099

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