



Cypress Avenue, Enfield, EN2 9BZ

welcome to
Cypress Avenue, Enfield

A superb detached four bedroom house in this quiet and sought after cul-de-sac, backing onto greenbelt countryside, within a short walking distance of Crews Hill garden centres, rail station (Moorgate Line) and golf course. There are frequent bus services into Enfield Town multiple shopping centre, which is approximately 2.5 miles away. Good schools are also close at hand.

Features include:-



Spacious Entrance Hall

Amtico wood effect flooring, column radiator, understairs storage cupboard, attractive glass brick feature.

Cloakroom / Shower Room

Shower cubicle, low flush WC, vanity wash hand basin with cupboard under, ceramic tiled floor and walls, heated towel rail.

Utility / Salon

16' x 8' 3" as two rooms (4.88m x 2.51m as two rooms)

Utility Room

Amtico flooring, plumbing for washing machine, radiator.

Salon / Office

With built-in desk and shelving, wall mounted combination gas central heating boiler.

Lounge

23' 6" x 12' 7" (7.16m x 3.84m)

Dual aspect, amtico wood effect flooring, two radiators.

Kitchen / Dining Room

24' 6" x 9' 5" max (7.47m x 2.87m max)

Beautifully and comprehensively fitted in modern white units, comprising base units with Minerva marble effect worktops, matching wall cabinets, inset ceramic hob with fume extractor hood over, built-in double oven, inset stainless steel sink unit, porcelain tiled floor, column radiator, three section bi-folding doors to garden.

First Floor

Spacious Landing

Fitted carpet, access to loft via built-in ladder, loft is insulated and boarded.

Bedroom One

13' 4" max x 11' (4.06m max x 3.35m)

Fitted carpet, range of mirror wardrobes, radiator, delightful views.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Fitted carpet, double built-in wardrobe cupboard and drawer unit, radiator, delightful views.

Bedroom Three

10' 8" x 7' 3" (3.25m x 2.21m)

Fitted carpet, radiator, built-in wardrobe cupboard and dressing table, delightful views.

Bedroom Four

11' x 10' (3.35m x 3.05m)

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

Bathroom / WC

Panelled bath with bowl sink unit and cupboard under, low flush WC (white suite), separate shower cubicle, attractive ceramic tiled floor, fully tiled walls, heated towel rail.

Outside

Front Garden

Provides off-street parking for 2 cars.

Rear Garden

Approximately 60' of south facing rear garden, large paved patio, laid to lawn, flower and shrub borders, timber shed, side pedestrian access to both sides of property. The garden backs onto greenbelt fields, views of grazing horses.



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welcome to

Cypress Avenue, Enfield

- Chain Free
- Salon / Utility Room
- 23' Lounge
- 24' Extended Kitchen / Dining Room
- Off-Street Parking For Two Cars

Tenure: Freehold EPC Rating: D

£800,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
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Approximate Area = 1475 sq ft / 137 sq m
Outbuilding = 104 sq ft / 9.6 sq m
Total = 1579 sq ft / 146.6 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2025. Produced for Barnard Marcus. REF: 1265830




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