



Fairlight House Bycullah Road, Enfield EN2 8PJ

welcome to

Fairlight House Bycullah Road, Enfield

Unique top floor two bedroom conversion within this stunning detached Victorian dwelling surrounded by extensive shared gardens of mature trees, shrubs, lawns and off road parking and within close proximity of Enfield Chase Rail Station (Moorgate Line), shops, restaurants, parks and The Little Waitrose with Enfield Town, the M25 Motorway and good schools all close at hand.

Beautifully modernised and fitted with many pleasing features throughout.





Shared Entrance Hall

Via Lobby with door entryphone, fitted carpet, original handsome turning staircase to all floors.

Hall

Wood effect floor, door entry system.

Dual Aspect Lounge / Kitchen

19' 10" max x 15' 5" max (6.05m max x 4.70m max)

Lounge Area

Wood effect floor, column radiator, vaulted ceiling with sunken spotlights and rose, eaves storage, casement door to decked balcony, double doors to wrought iron stairs to ground floor open to:-

Kitchen Area

Fitted in a range of white base and wall units with inset single bowl sink to marble effect work surface and splashback, integrated oven and grill, hob with extractor fan over, dish washer, washing machine and fridge/freezer, eaves storage cupboard.

Bedroom

16' 8" max x 8' 11" (5.08m max x 2.72m)

Wood effect floor, eaves storage cupboard.

Bedroom

13' x 11' 9" to extreme (3.96m x 3.58m to extreme)

Wood effect floor, double radiator, eaves storage cupboard, double built in wardrobe.

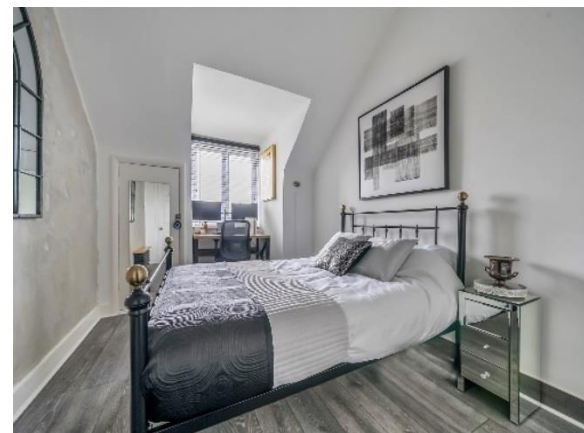
Bathroom

Beautifully fitted with panelled bath with mixer tap and shower attachment, glass shower screen, vanity basin with cupboard under, mixer tap over, low flush W.C, heated towel rail, eaves storage cupboard, frosted window to side.

Outside

Shared Gardens

Extensive and mature gardens surround Fairlight House with mature trees, shrubs, lawns and parking with carriage drive.



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Fairlight House Bycullah Road, Enfield

- Stunning Lounge Kitchen
- Two Double Bedrooms
- Share Of Freehold
- Balcony & Extensive Shared Gardens
- Close Enfield Chase Rail Station

Tenure: Leasehold EPC Rating: E

Service Charge: 1735.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



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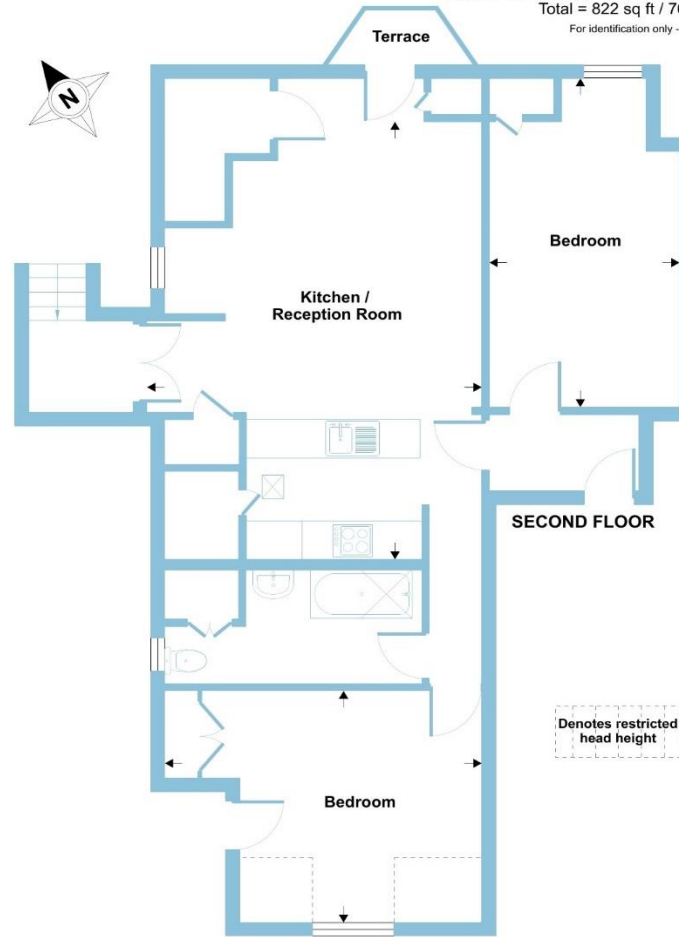
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Bycullah Road, Enfield, EN2

Approximate Area = 797 sq ft / 74 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Total = 822 sq ft / 76.3 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1358466

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Please note the marker reflects the postcode not the actual property

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