



Butterfield House, Bycullah Road, Enfield, EN2 8EZ

welcome to

Butterfield House, Bycullah Road, Enfield

A delightful first floor two double bedroom purpose built apartment, situated in this tree lined residential turning just minutes from restaurants, pubs, Enfield Chase Rail Station (Moorgate Line) and the Little Waitrose. Enfield Town with its multiple shopping facilities, parks and recreational areas and theatre is within easy reach.

The property is well maintained and modernised to a good standard throughout and has many pleasing features and is offered on a chain free basis.



Entrance Hall

10' 8" max x 7' 10" max (3.25m max x 2.39m max)

Fitted carpet, door entryphone system, radiator, large cupboard and single storage cupboard.

Lounge

17' 9" x 11' 7" (5.41m x 3.53m)

Fitted carpet, double radiator, coving to ceiling, door to kitchen.

Kitchen

11' 7" x 8' 6" (3.53m x 2.59m)

Fitted in a range of modern base and wall cupboard with single bowl stainless steel sink and drainer inset to contrasting worksurface with tiled splashback, plumbing for dishwasher, washing machine, space for fridge-freezer, integrated electric oven and grill, gas hob with fume extractor fan over, wood effect floor, double radiator, door to lounge.

Bedroom One

12' 2" to wardrobe fronts x 10' 1" (3.71m to wardrobe fronts x 3.07m)

Fitted carpet, two double built-in wardrobe cupboards, coving to ceiling, radiator.

Bedroom Two

12' x 7' 7" (3.66m x 2.31m)

Fitted carpet, double built-in wardrobe cupboard, coving to ceiling, radiator.

Bathroom

Comprises low flush WC, pedestal basin, panelled bath with shower attachment, glass shower screen, extractor fan, fully tiled walls, wall light with shaver point, radiator, vinyl floor.

Outside

Pleasant communal gardens to front and rear with hedging to front, side vehicular drive to garages en bloc.

Garage

Single brick built garage en bloc with up and over door,



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Butterfield House, Bycullah Road

- Chain Free
- Two Double Bedrooms
- Modern Fitted Kitchen
- Garage
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2250.00

Ground Rent: Ask Agent

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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Please note the marker reflects the postcode not the actual property



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Approximate Area = 684 sq ft / 63.5 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: 1373350

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Property Ref:

ENF105485 - 0003

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020 8363 3394



info@barnfields.com



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



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