



Bycullah Road, Enfield

£900,000

Havilands

the advantage of experience



- Spacious FOUR BEDROOM DETACHED HOUSE on Bycullah Road, EN2
- Over 2,000 sq ft of versatile living space across two floors
- Three bright and flexible reception rooms
- Master bedroom with en-suite, plus family bathroom
- West-facing rear garden – ideal for afternoon sun
- Off-street parking for multiple vehicles
- Within catchment for the highly sought-after Merryhills Primary School
- Excellent choice of secondary schools including Highlands & Enfield Grammar
- Short walk to Enfield Chase Station (Moorgate approx. 30 mins)
- Close to Enfield Town shops, restaurants, cafés and everyday amenities



Havilands are pleased to offer For Sale, this FOUR BEDROOM DETACHED HOUSE located on Bycullah Road, EN2.

Offering in excess of 2000sqft of living space, this unique property is set across two floors and is comprised of: Three Reception Rooms, Kitchen, Utility Room, Downstairs WC, Four Bedrooms with en-suite to the Master Bedroom and Family Bathroom. The property also benefits from a west facing rear garden and off-street parking for a number of vehicles.

Perfectly placed for commuters, Enfield Chase Mainline Station is just a short walk away, with direct trains into Moorgate in around 30 minutes and onward connections to the Underground, Overground and Thameslink services.

Families will be particularly drawn to this property thanks to its position within the catchment area of a number of highly regarded schools – most notably Merryhills Primary School, one of the area's most sought-after and well-regarded primaries. Additional options include Chase Side Primary, St George's RC, Grange Park and a strong choice of secondary schools such as Highlands, Enfield County and Enfield Grammar.

Lifestyle convenience is also on your doorstep. Enfield Town centre is within walking distance, offering an impressive mix of shops, restaurants, cafés and leisure facilities, while local essentials such as Tesco Express and Little Waitrose (Windmill Hill) are just around the corner.

A spacious home in a prime location with outstanding school catchment – viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 68(D); Potential 81(B)

For more images of this property please visit havilands.co.uk

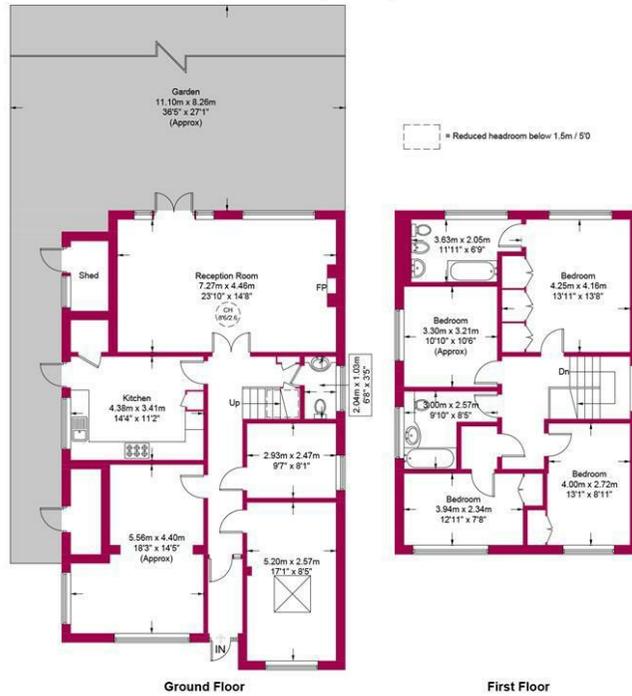
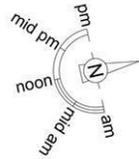
Bycullah Road, EN2

Approximate Gross Internal Area = 2146 sq ft / 199.4 sq m

Restricted Height = 12 sq ft / 1.1 sq m

Shed = 32 sq ft / 3.0 sq m

External Cupboard = 31 sq ft / 2.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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