



**Bycullah Road, Enfield, EN2 8EG**



**welcome to  
Bycullah Road, Enfield**

A rare opportunity to acquire this beautifully presented, spacious and extended detached chalet bungalow, in this popular residential turning, just minutes from local shops, restaurants, pubs and Little Waitrose, with Enfield Chase Rail Station (Moorgate Line), giving excellent connections to London and the M25 Motorway and within easy access to greenbelt countryside.

The property has been modernised and maintained to a high standard and offers flexible living and is offered on a chain free basis.



## **Entrance Hall**

Fitted carpet, sunken mat, double radiator, coving and sunken spotlights to ceiling, under stairs storage cupboard, turning staircase to first floor.

## **Lounge**

14' 6" x 12' 7" ( 4.42m x 3.84m )

Fitted carpet, two double radiators, gas fire with marble surround and hearth, double glazed double doors to garden, coving and sunken spotlights to ceiling.

## **Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Fitted carpet, double radiator, coving and sunken spotlights to ceiling, two double built-in units to chimney recess, gas fire with marble surround and hearth, wooden mantel over.

## **Dual Aspect Kitchen**

12' 6" x 11' 1" ( 3.81m x 3.38m )

Comprehensively fitted in a range of dark wood base and wall cupboards with matching island and breakfast bar, single bowl stainless steel sink and drainer inset to contrasting worksurface, integrated double oven and grill, plumbing for dishwasher, double radiator, coving to ceiling, ceramic tiled floor, sunken spotlights to ceiling, door to utility room/sideway.

## **Utility Room / Sideway**

20' 8" x 6' 8" ( 6.30m x 2.03m )

Door to both front and rear gardens, double radiator, fitted carpet, skylights, plumbing for washing machine, sunken mat, range of kitchen units with stainless steel sink and drainer.

## **Study / Bedroom**

12' 5" x 10' 4" max ( 3.78m x 3.15m max )

Fitted carpet, double radiator, coving and sunken spotlights to ceiling, range of built-in floor to ceiling wardrobe cupboards.

## **Bedroom Four**

12' 4" x 10' 11" max ( 3.76m x 3.33m max )

Fitted carpet, double radiator, coving and sunken spotlights to ceiling, range of built-in floor to ceiling wardrobe cupboards.

## **Family Bathroom**

Vanity basin with tiled splashback, cupboard under, low flush WC, panelled bath with Victorian style mixer tap and shower attachment, heated towel rail, fully tiled walls, extractor fan, sunken spotlights to ceiling, wood effect ceramic tiled floor.

## **First Floor**

### **Landing**

Fitted carpet, coving and spotlights to ceiling, airing cupboard with double radiator and light.

### **Bedroom One**

18' 9" to extremes x 9' 11" ( 5.71m to extremes x 3.02m )

Vaulted ceiling, eaves storage cupboards, double radiator, sunken spotlights to ceiling, gas central heating boiler, open to walk-in wardrobe.

### **Walk-In Wardrobe**

8' 2" x 4' ( 2.49m x 1.22m )

Fitted carpet, Velux to front aspect, eaves storage, drawer units.

### **Bedroom Two**

12' to extremes x 11' 1" ( 3.66m to extremes x 3.38m )

Fitted carpet, coving and sunken spotlights to ceiling, eaves storage cupboards, double radiator, built-in shelving, door to en-suite.

### **En-Suite Shower Room**

Fully tiled walls, tiled wood effect floor, heated towel rail, vanity basin with cupboard under, low flush WC, tiled shower cubicle with steam shower and glass door, Velux to front, extractor fan.

### **Bedroom Three**

13' 4" max x 12' 5" max ( 4.06m max x 3.78m max )

Fitted carpet, coving to ceiling, double radiator, built-in shelving, eaves storage cupboard.

### **Outside**

#### **Front Garden**

Brick paved providing off-street parking with mature raised bed to side, old stock brick retaining wall with wrought iron inserts and gating.

#### **Rear Garden**

Secluded with large stone paved patio and path, security lighting, large and small timber shed with power and light, tap, mature tree screen to rear, attractive well stocked raised beds, artificial lawn, door to garage.

#### **Brick Built Garage**

14' 11" x 9' ( 4.55m x 2.74m )

Power and light, casement door to rear, roller shutter door to front, ceramic tiled floor.



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welcome to

## Bycullah Road, Enfield

- Four / Five Bedrooms
- Beautifully Landscaped Rear Garden
- Garage With Off-Street Parking
- Chain Free
- Two / Three Living Rooms

Tenure: Freehold EPC Rating: C

**£725,000**



Please note the marker reflects the postcode not the actual property

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Approximate Area = 1638 sq ft / 152.1 sq m  
Limited Use Area(s) = 285 sq ft / 26.4 sq m  
Outbuildings = 153 sq ft / 14.2 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 2212 sq ft / 205.3 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: 1317142



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



[barnfields.co.uk](http://barnfields.co.uk)