



## **Fairlight House, Bycullah Road, Enfield, EN2**

Under Offer (SSTC)

£435,000 (Leasehold - Share of Freehold)





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**Welcome to Bycullah Road, Enfield. This delightful property offers 2 bedrooms. Situated in a converted flat, this home exudes character and charm, making it a unique find in the heart of Enfield.**

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Nestled in the charming Bycullah Road of Enfield, this delightful 2-bedroom flat conversion with an amazingly long lease awaits its new owner. This property offers a perfect blend of modern living within a characterful setting.

The lounge boasts a gift of character with two windows to the side aspect, allowing natural light to flood in and illuminate the space. The flat offers practicality with fitted storage solutions, ensuring a clutter-free living environment. Soft carpet underfoot adds a sense of comfort and warmth to the living space.

The original windows to the rear aspect in the kitchen and diner not only add character but also creating a warm and inviting atmosphere. Cooking enthusiasts will be delighted by the well-equipped kitchen. The dropped ceiling with two storage doors adds a unique touch to the property, offering additional space to keep your belongings neatly tucked away.

The two double bedrooms provide plenty of room for a growing family, guests, or even a home office - the possibilities are endless! The inclusion of both a shower and a bathtub feature in the luxurious bathroom, providing you with the flexibility to unwind after a long day with a relaxing soak or a quick refreshing shower.

One of the highlights of this property is the kitchen and diner door that leads out to the communal gardens, step outside through the door leading to where you can relax and unwind in the serene outdoor space. Whether you're enjoying a morning coffee or hosting a small gathering with friends, this area is perfect for a breath of fresh air.

Bycullah Road is known for its peaceful surroundings and convenient access to local amenities, making it a desirable location for those seeking a balance between tranquillity and urban convenience.

Tenure: Share of Freehold  
Lease Term Remaining: 973 yrs (approx.)  
Service Charge: £1848.96  
Ground Rent: NIL  
Local Authority: Enfield  
Council Tax Band: E

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## Inner Hallway

Engineered wood flooring, telephone entry system, radiator, cupboard housing: fuse box and electric meter, door to lounge, door to kitchen/diner, doors to both bedrooms, door to bathroom.

## Lounge

Two original windows to side aspect, two radiators, coving to ceiling, fitted storage, fitted desk, carpet.

## Kitchen/Diner

Part engineered flooring, part-tiled flooring, two radiators, eye and base level units, spotlights to ceiling, original windows to rear aspect, sink with mixer tap, integrated microwave, fitted induction hob with extractor over, fitted double electric oven, space for fridge/freezer, cupboard housing washing machine and dryer, dropped ceiling with two storage doors, door leading to communal gardens.

## Bedroom 1

Original windows to front and side aspect, radiator, fitted storage, carpet.

## Bedroom 2

Original window to side aspect, radiator, fitted wardrobe, coving to ceiling, carpet.

## Bathroom

Tiled flooring, part-tiled walls, bath with mixer tap and shower attachment, two original frosted windows to front aspect, wash hand basin with mixer tap, low level WC, heated towel rail, walk-in shower cubicle with mains fed shower, extractor fan, storage cupboard.

## Communal Grounds

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or





services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



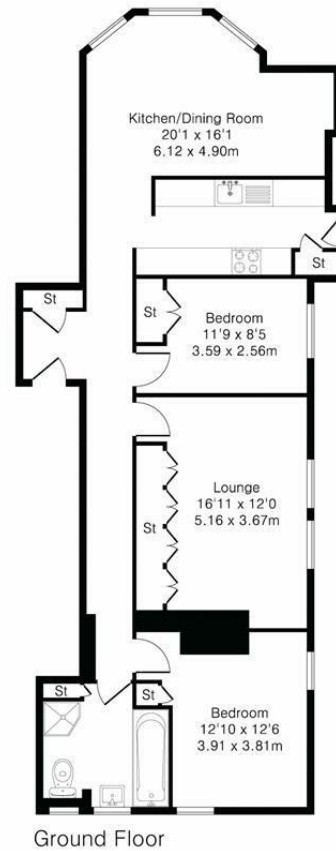


BAKER  
CHASE





Approximate Gross Internal Area 998 sq ft – 93 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: E

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