



Wellesley Park Mews, Bycullah Road, Enfield, Greater London, EN2

Available

£950,000 (Freehold)





A four-bedroom detached home in a private gated mews of just three, offering generous space, a large garage and parking, with a low-maintenance garden and chain-free sale.

Tucked behind electric gates on Bycullah Road, Wellesley Park Mews is a private development of just three detached homes. Opportunities to buy here have been almost non-existent, and this is the only one of the three to be offered on the open market since the mews was built.

This is a home for those who want space without the upkeep, and privacy without isolation. Vehicle and pedestrian gates with videophone entry give peace of mind whether you're at home or away, while the block-paved driveway offers generous parking. There is a substantial garage with electric door and Pod Point EV charger, while solar panels add an efficient, forward-looking touch and the home holds an EPC rating of C.

Inside, approximately 1,793 sq ft (including garage) offers generous, well-proportioned rooms. The dual-aspect through lounge of nearly 30 feet has an electric fireplace and doors to the garden. The kitchen/diner has integrated appliances and a five-ring gas hob, with a utility room and downstairs cloakroom.

Upstairs, the principal bedroom has fitted furniture and an en-suite with walk-in shower. Three further bedrooms, two with built-in wardrobes and one fitted as a home office, give plenty of room for guests, family or working from home, alongside a family bathroom with bath and shower over.

The rear garden of approximately 40' x 33' is easy to look after, with a patio, raised lawn and pergola-covered seating area.

Chase Side and Windmill Hill's cafés, restaurants and shops are close by, as is Enfield Town Park. Nearby schools include Chase Side Primary, Enfield County School for Girls and Enfield Grammar School.

Offered chain-free, this is a rare chance to buy a substantial detached home in one of West Enfield's most private and secure settings, with the freedom to simply lock the door and go.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: G

Estate Charge: £40 per month (covers the electric gates and shared upkeep)

Gated Entrance & Access

Vehicle and separate pedestrian gate both with videophone entry system, private streetlamps, mature evergreen hedges along boundary, access to:

Private driveway

Block paved with shrub borders, gated side access, garage access, door to:

Entrance Hall

Hardwood double door to front aspect, videophone entry system, double radiator, dado rail, coving to ceiling, under stairs storage, stairs to first floor, doors to:

Dual Aspect Through Lounge

Double glazed wood framed window to front aspect, double radiator, dado rail, coving to ceiling, wall lights, electric feature fireplace, double radiator, double glazed door and windows to rear aspect.

Kitchen/Diner

Double glazed window to rear aspect, door to side aspect, matching range of wall and base units with solid work surfaces over, integrated electric oven and grill, integrated microwave, integrated fridge freezer, 5-ring gas hob with extractor hood over, integrated dishwasher, 1 1/2 inset sink with mixer tap, double radiator, spotlights.

Downstairs Cloakroom

Low flush w/c, sink with mixer tap and storage under, radiator, half tiled, spotlights, extractor fan.

Utility Room

Feature window to front aspect, radiator, matching range of wall and base units, stainless steel sink and drainer with mixer tap, plumbed space for washing machine, tiled splash backs, door to:

Garage

Electric up and over door, door to rear aspect, concrete floor, power, light, Pod Point electric vehicle charger, gas meter, wall mounted Vaillant boiler, fuse box, Solar/PV controls.





Stairs to First Floor

Loft access, radiator, airing cupboard, wall light, opaque window to side aspect, doors to:

Bedroom One

Double glazed windows to rear aspect, radiator, matching range of bedroom furniture, wall lights, coving to ceiling, spotlights, door to:

En-Suite

Double glazed opaque window to rear aspect, low flush w/c, bidet, hand basin with mixer tap and storage under, walk in shower, heated towel rail, spotlights, fully tiled.

Bedroom Two

Double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Three

Double glazed window to front aspect, built in wardrobe/office furniture, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed opaque window to side aspect, low flush w/c, panel bath with shower screen mixer tap and shower over, vanity hand basin with mixer tap and storage under, heated towel rail, spotlights, shaving point, coving to ceiling.

Garden

Block paved patio area, mainly laid to (raised) lawn, wooden pergola creating additional seating area with patio base, outside tap.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express







permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

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.

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 unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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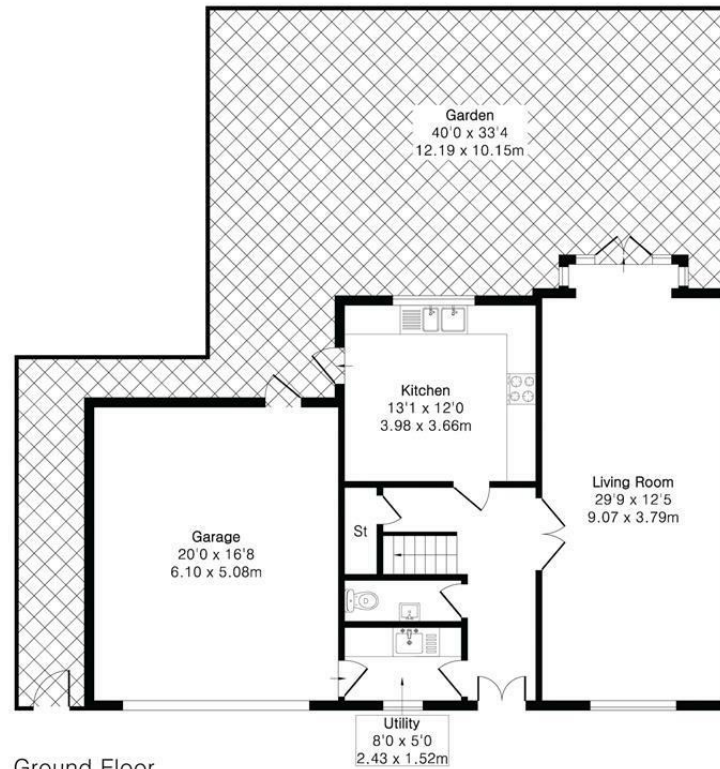




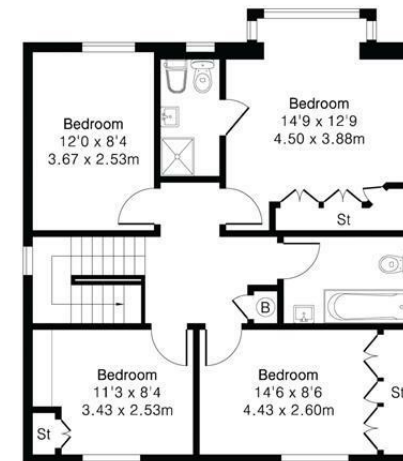
**Approximate Gross Internal Area 1793 sq ft - 167 sq m
(Including Garage)**

Ground Floor Area 1064 sq ft – 99 sq m

First Floor Area 729 sq ft – 68 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 C / Local Authority: London Borough of Enfield / Council Tax Band: G