



**Wellesley Park Mews, Enfield, EN2 8EU**



**welcome to**

## **Wellesley Park Mews, Enfield**

Unique opportunity to acquire this spacious four bedroom detached family house, situated in a quiet residential gated cul-de-sac, off Bycullah Road in West Enfield, within easy access and close proximity of Enfield Chase Rail Station (Moorgate Line), The Little Waitrose, local pubs, shops and restaurants, The One Degree and Wren Academy Schools and within easy access of Enfield Town with its multiple shopping facilities, the M25 Motorway and Oakwood Underground Station (Piccadilly Line).

The property is offered on a chain free basis and has many pleasing features.



### **Entrance Hall**

Wood effect floor, coving to ceiling, double radiator, dado rail, understairs storage/meter cupboard, attractive leaded glass door to lounge.

### **Dual Aspect Lounge**

29' 8" max x 12' 5" ( 9.04m max x 3.78m )

Fitted carpet, coving to ceiling, double radiator, dado rail, gas fire with limestone surround and mantel, double doors to hall and rear garden.

### **Kitchen / Breakfast Room**

13' x 12' ( 3.96m x 3.66m )

Fitted in a range of off-white base, wall and larder cupboards with one and half bowl stainless steel sink unit inset to granite worksurface and drainer, granite splashback, integrated double oven and grill, fridge-freezer, dishwasher, five ring gas hob with chrome splashback and extractor fan over, double radiator, wood effect floor, casement door to garden.

### **Utility Room**

8' x 5' ( 2.44m x 1.52m )

Comprises single bowl stainless steel sink and drainer with tiled splashback, base and wall cupboards, ceramic tiled floor, radiator, plumbing for washing machine and space for tumble dryer, door to garage.

### **Cloakroom / WC**

Low flush WC, vanity basin with mixer tap over, cupboard under, double radiator, half tiled walls, ceramic tiled floor, sunken spotlights to ceiling, extractor fan.

### **First Floor**

#### **Spacious Landing**

Fitted carpet, access to loft, coving to ceiling, window to side, double radiator, dado rail, airing cupboard housing hot water cylinder.

#### **Bedroom One**

14' 10" into bay narrowing to 12' " x 12' 8" ( 4.52m into bay narrowing to 3.66m x 3.86m )

Fitted carpet, double radiator, coving to ceiling, range of built-in floor to ceiling wardrobe cupboards, door to en-suite bathroom.

#### **En-Suite Bathroom**

Comprises a modern white suite with low flush WC with concealed cistern, bidet, vanity basin with mixer tap over, cupboard under, shower cubicle, fully tiled walls and floor, heated towel rail, sunken spotlights to ceiling, frosted window to rear.

#### **Bedroom Two**

14' max x 8' 6" ( 4.27m max x 2.59m )

Fitted carpet, radiator, full range of floor to ceiling wardrobe cupboards.

#### **Bedroom Three**

12' x 8' 3" ( 3.66m x 2.51m )

Fitted carpet, radiator.

#### **Bedroom Four**

11' 3" x 8' 4" ( 3.43m x 2.54m )

Fitted carpet, radiator, double built-in wardrobe cupboard, storage unit.

#### **Bathroom**

Comprises a low flush WC, vanity basin with mixer tap over, cupboard under, panelled bath with mixer tap, shower attachment, glass shower screen, shaver point, heated towel rail, part tiled walls, coving to ceiling, sunken spotlights to ceiling, frosted window to side.

#### **Outside**

##### **Front Garden**

Brick paved, providing off-street parking with gravel and planting with side pedestrian access.

##### **Rear Garden**

Secluded, west facing, brick paved patio, brick retaining wall, mature beds, tap and light, side pedestrian access.

##### **Integral Garage**

20' 8" x 16' 7" ( 6.30m x 5.05m )

Spacious double brick built garage with power and light, electric up and over door, casement door to garden, EV charging point, electric and gas meters, wall mounted gas central heating boiler.

#### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Wellesley Park Mews, Enfield

- 29' Lounge
- Spacious Kitchen / Breakfast Room
- Double Garage
- Gated Cul-De-Sac Location
- Close Proximity To Good And Excellent Schools

Tenure: Freehold EPC Rating: Awaited

Offers Over

**£1,000,000**



Please note the marker reflects the postcode not the actual property



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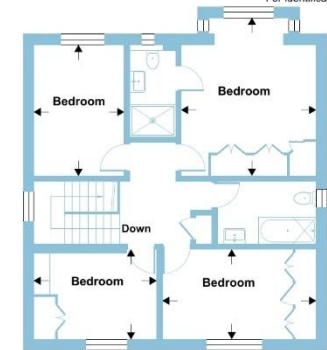
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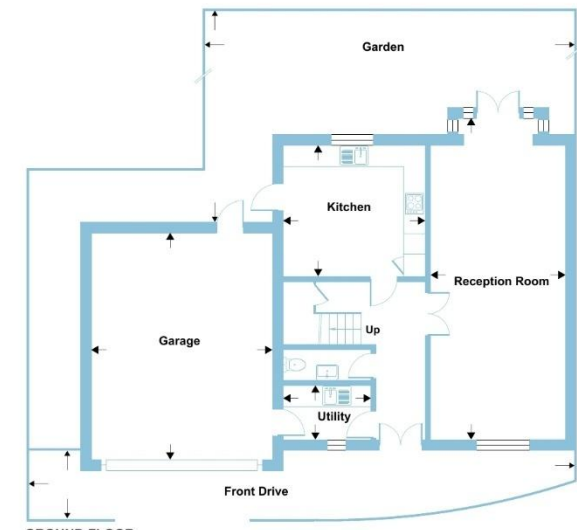
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## Bycullah Road, Enfield, EN2

Approximate Area = 1438 sq ft / 133.5 sq m  
Garage = 347 sq ft / 32.2 sq m  
Total = 1785 sq ft / 165.7 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2026. Produced for Barnard Marcus. REF: 1447936



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