



**Cypress Avenue, Enfield, EN2 9BZ**

**welcome to**  
**Cypress Avenue, Enfield**

Barnfields are delighted to offer for sale this spacious three bedroom semi-detached house in a most sought after location set within semi-rural surroundings. Located close to Crews Hill's Train Station (Moorgate Line), the property has the added benefit of the 456 "Hail a Ride" bus service that takes you through Enfield Town and Winchmore Hill. Backing onto picturesque fields, this chain free property must be viewed to be fully appreciated!



### Hallway

Fitted carpet, radiator, door to garage.

### Downstairs WC

Wall mounted hand basin, low level WC, fitted carpet, double glazed window to side.

### Kitchen

14' x 8' 3" ( 4.27m x 2.51m )

Range of fitted wall and base units with toning worktops, sink and drainer, gas hob, built-in double oven, plumbing for dishwasher, space for fridge freezer, large cupboard housing boiler, vinyl flooring, double glazed window to front.

### Lounge

23' 2" x 12' 11" ( 7.06m x 3.94m )

Laminate flooring, radiator, tiled fireplace recess, double glazed sliding doors to garden, open to:-

### Dining Room

11' 2" x 10' 1" ( 3.40m x 3.07m )

Continued laminate flooring, radiator, double glazed windows and door to garden.

### First Floor

### Landing

Fitted carpet, loft hatch opening to loft storage space.

### Bedroom One

14' 4" x 11' 11" ( 4.37m x 3.63m )

Fitted carpet, double glazed windows to rear, radiator.

### Bedroom Two

11' 4" x 11' 4" ( 3.45m x 3.45m )

Fitted carpet, double glazed windows to front, radiator.

### Bedroom Three

11' 11" x 8' 4" ( 3.63m x 2.54m )

Fitted carpet, double glazed windows to rear, radiator.

### Bathroom

Panelled bath with shower over and glass screen, low level WC with concealed cistern, hand basin with cupboards beneath, vinyl flooring, double glazed windows to front, radiator.

### Outside

### Rear Garden

A beautifully landscaped approximately 80ft South Easterly facing rear garden backing onto fields, with patio area to front, central lawn with mature tree and shrub borders, ornamental pond and side gate.

### Garage

A single garage accessed internally from the hallway and also via an up and over door to the front with plumbing for a washing machine.

### Off-Street Parking

Brick paved off-street parking space in front of the garage.



**view this property online** [barnfields.co.uk/Property/ENF105818](http://barnfields.co.uk/Property/ENF105818)







welcome to

## Cypress Avenue, Enfield

- Backing Onto Green Fields
- Spacious Lounge
- Dining Room
- Chain Free
- Downstairs WC

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

offers in the region of  
**£700,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:  
ENF105818 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Cypress Avenue, Enfield, EN

Approximate Area = 1223 sq ft / 113.6 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1372 sq ft / 127.4 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). © richcom 2025. Produced for Barnard Marcus. REF: 1441536



  
barnfields



**020 8363 3394**



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



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



[barnfields.co.uk](https://www.barnfields.co.uk)