



Oaktree Lodge, Bycullah Road, Enfield, EN2 8EY



welcome to

Oaktree Lodge, Bycullah Road, Enfield

Barnfields are delighted to offer for sale this superb ground floor maisonette with its own private rear garden in a most sought after turning close to Enfield Chase Station (Moorgate Line), Enfield Ridgeway and local shops on Windmill Hill.

The property benefits from it's own private front door, a share of the freehold and will be sold chain free! Must be viewed!





Front Door

Double glazed Private front door opens to a lobby area ideal for coats and shoes. Inner door opens to:-

Lounge

15' 2" x 10' 10" (4.62m x 3.30m)
Laminate flooring, floor to ceiling double glazed windows, radiator, large storage cupboard.

Lobby

Laminate flooring, built-in storage cupboard, doors to:-

Bedroom

12' 2" x 8' 11" (3.71m x 2.72m)
Dual aspect room with double glazed windows, radiator, built-in wardrobes, laminate flooring.

Bathroom

Panelled bath with shower above and glass screen, low level WC, pedestal wash hand basin, double glazed window to rear, vinyl flooring, fully tiled walls, chrome heated towel rail.

Kitchen

9' 9" x 6' 8" (2.97m x 2.03m)
Range of fitted cream gloss wall and base units with toning worktop, sink and drainer, tiled splashbacks, wall mounted combi boiler, space for oven, fridge, freezer and plumbing for washing machine, vinyl flooring, double glazed window and door opening to garden.

Outside

Garden

The property benefits from its own Private South facing rear garden which is paved with a side access gate.



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Oaktree Lodge, Bycullah Road, Enfield

- Ground Floor
- Private Front Door
- Private Rear Garden
- Gas Central Heating
- Modern Fitted Kitchen And Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1924.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£320,000



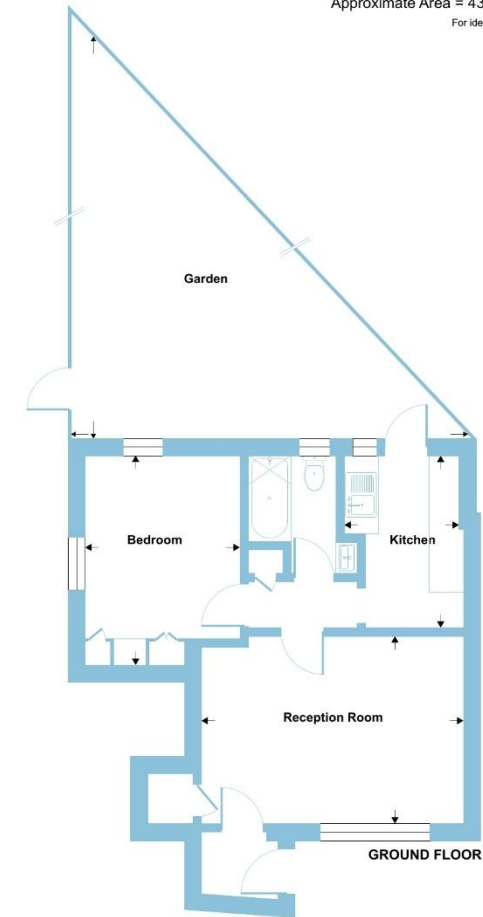
Please note the marker reflects the postcode not the actual property



Bycullah Road, Enfield, EN2

Approximate Area = 432 sq ft / 40.1 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). Produced for Barnard Marcus. REF: 1465256



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Property Ref:
ENF105950 - 0003

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