



The Oaks, Bycullah Road, Enfield, EN2 8EQ

welcome to

The Oaks, Bycullah Road, Enfield

Barnfields are proud to offer for sale this imposing 1920s built detached property in the heart of Enfield Town's Conservation Area. This impressive property provides over 3000 square feet of versatile accommodation. The building falls within Class E Commercial Business and Services Use and is currently set up as offices. It also has the benefit of prior planning approval for conversion into three 1-bedroom flats and one 2-bedroom flat, or could be transformed back into a single substantial residential dwelling.

In addition to a double garage, the property currently provides off-street parking for two additional vehicles.

The property must be viewed to appreciate its great development potential.





Entrance Hall

Wood effect floor, radiator, large storage cupboard, door to lounge, bedroom and bathroom.

Dual Aspect Lounge

17' 2" x 10' 3" (5.23m x 3.12m)

Wood effect floor, double radiator, floor to ceiling window to front aspect.

Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

Range of light wood effect wall and base units with single bowl stainless steel sink and drainer, tiled splashback, plumbing for washing machine, cooker space with extractor fan over, space for fridge/freezer, double radiator, ceramic tiled floor, wall mounted gas central heating boiler, window to side.

Bedroom

14' x 10' 3" (4.27m x 3.12m)

Fitted carpet, radiator.

Bathroom WC

Low flush WC, pedestal basin, panelled bath with mixer tap over, shower attachment, heated towel rail, extractor fan, ceramic tiled floor, half tiled walls.

Outside

Communal Gardens

West facing and secluded with mature tree screens, laid to lawn, side pedestrian access.

Brick Built Garage

On block with up and over door.



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The Oaks, Bycullah Road, Enfield

- New 990 Year Lease On Completion
- 17' Lounge
- Own Garage
- Chain Free
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Service Charge: 2541.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105875 - 0004

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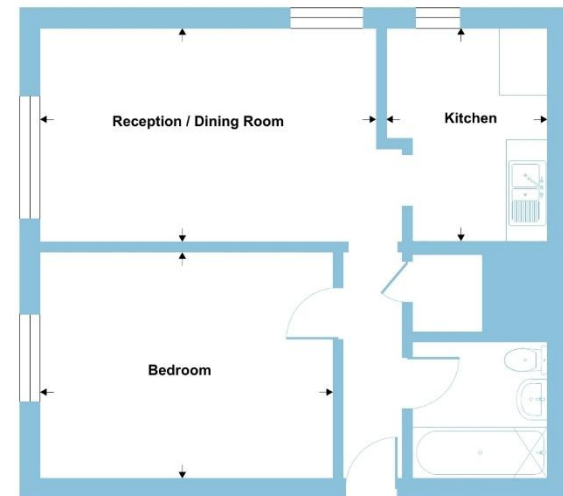
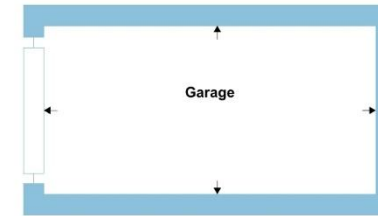
Bycullah Road, Enfield, EN2

Approximate Area = 524 sq ft / 48.6 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 652 sq ft / 60.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2026. Produced for Barnard Marcus. REF: 1465351

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