



20 Bycullah Road, Enfield, EN2 8EJ

£900,000

Lanes  
ESTATE AGENTS



## 20 Bycullah Road, Enfield, EN2 8EJ

Nestled on Bycullah Road in the charming area of Enfield Chase, this splendid four-bedroom detached house offers a perfect blend of comfort and style. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout.

The heart of the home features a utility room, providing practical space for laundry and additional storage. Convenience is further enhanced by a ground floor W.C, making it easy for guests and family alike. The first floor boasts a well-appointed bathroom, alongside an en suite bathroom attached to the main bedroom, ensuring privacy and comfort for the occupants.

For those with vehicles, the property offers off-street parking for multiple vehicles, a valuable feature in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

This detached house on Bycullah Road is not just a place to live; it is a home where memories can be made. With its generous living spaces and thoughtful amenities, it presents a wonderful opportunity for anyone looking to settle in Enfield. Do not miss the chance to make this delightful property your own.



**Porch** 9'1" x 4'4" (2.77m x 1.32m)

**Hallway**  
20'2" x 4'5" opening to 10'6" (6.15m x 1.35m opening to 3.20m)

**Office** 17'2" x 8'4" (5.23m x 2.54m)

**Gaming Room/Den**  
17'4" x 13'2" narrowing to 9'6" (5.28m x 4.01m narrowing to 2.90m)

**Lounge** 23'7" x 13'8" (7.19m x 4.17m)

**Kitchen** 13'7" x 11'1" (4.14m x 3.38m)

**Utility Room** 12'0" x 8'0" (3.66m x 2.44m)

**W.C** 6'6" x 2'6" (1.98m x 0.76m)

**First Floor Landing**

**Bedroom One**  
13'9" x 11'6" (to fitted wardrobe) (4.19m x 3.51m (to fitted wardrobe))

**En- Suite** 11'6" x 5'9" (3.51m x 1.75m)

**Bedroom Two** 12'0" x 9'6" (3.66m x 2.90m)

**Bedroom Three** 12'4" x 8'8" (3.76m x 2.64m)

**Bedroom Four** 12'8" x 7'6" (3.86m x 2.29m)

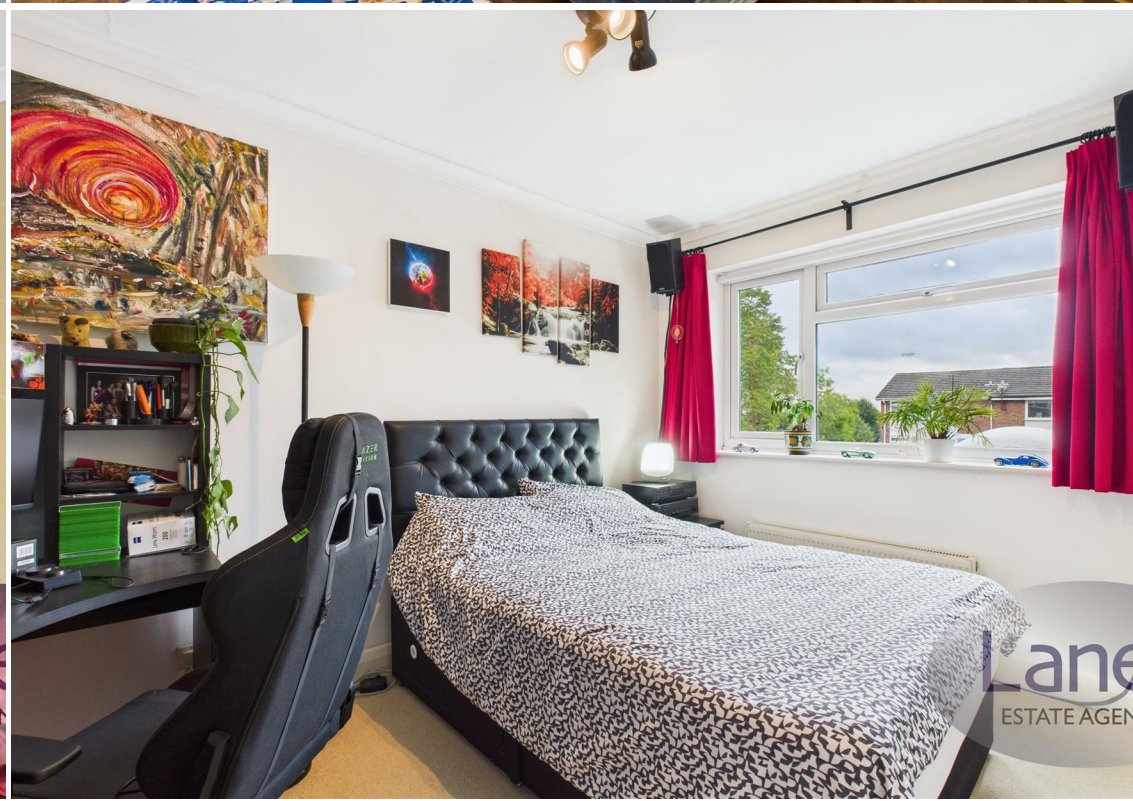
**Bathroom** 9'5" x 6'8" (2.87m x 2.03m)

**Exterior - Front**

**Exterior - Rear**

**Lanes Estate Agents Enfield Reference Number**  
ET5283/AX/AX/AX/160925



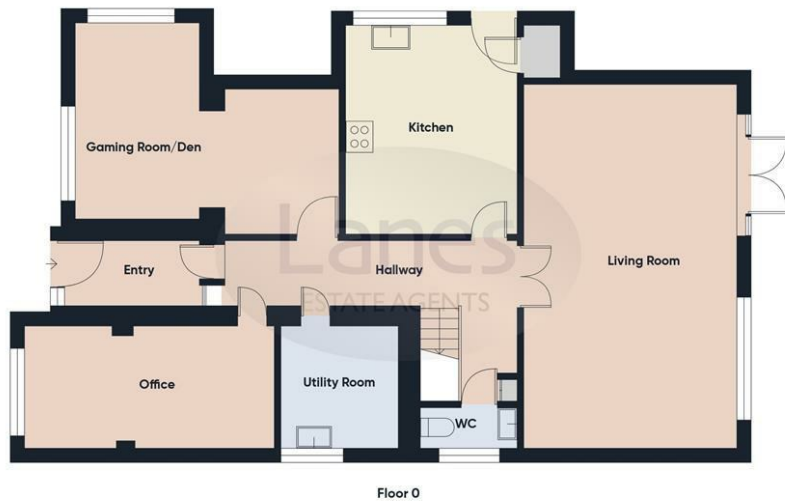






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Approximate total area<sup>(1)</sup>  
164.8 m<sup>2</sup>

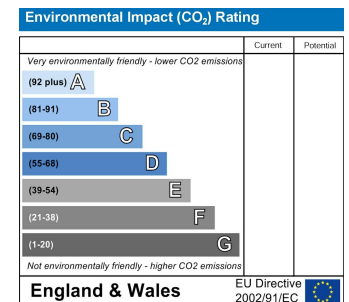
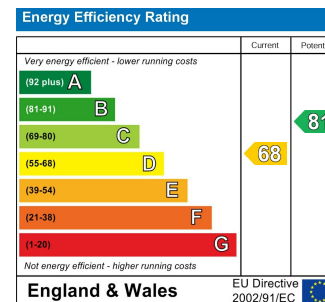
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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