



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.



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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

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105818 - 0003

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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 2028. Produced for Barnard Marcus. REF: 1441536

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