

Cypress Avenue, EN2 9BZ
Enfield

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Tucked away within a peaceful & highly sought-after residential pocket in Crews Hill, this impressive chain free three bedroom home offers approximately 1,308.2 sqft of internal living accommodation, arranged over two well proportioned floors.

From the moment you step inside, the property delivers a wonderful sense of space & versatility. The generously sized principal reception room provides an inviting setting for everyday family life & entertaining, while an additional reception/dining area seamlessly flows from the main living space. A separate fitted kitchen benefits from an excellent amount of worktop space & a wealth of fitted storage, providing a practical & functional heart to the home. A convenient ground floor WC completes the accommodation at this level.

One of the property's particularly appealing features is the integrated garage, offering excellent additional storage & considerable potential for those seeking to adapt the space to suit their individual requirements.

The first floor provides three well sized bedrooms, complemented by a three piece family bathroom suite. The rear bedrooms benefit from an enviable outlook, with the property backing directly onto open green fields, creating a wonderful feeling of privacy & offering particularly attractive scenic views from the first floor. The south-east facing rear garden extends to approx 80ft. Well established shrubbery creates a mature & private setting, while the generous proportions offer an abundance of scope for outdoor entertaining, dining & family enjoyment.

The location further enhances the appeal. Crews Hill Station is situated just under half a mile away, providing convenient rail connections, while the 456 bus service offers links towards both Enfield Town & Winchmore Hill. Crews Hill is particularly renowned for its abundance of established nurseries and garden centres. Enfield Town is a short drive away, offering restaurants, cafés, leisure facilities & popular retail favourites.

£645,000





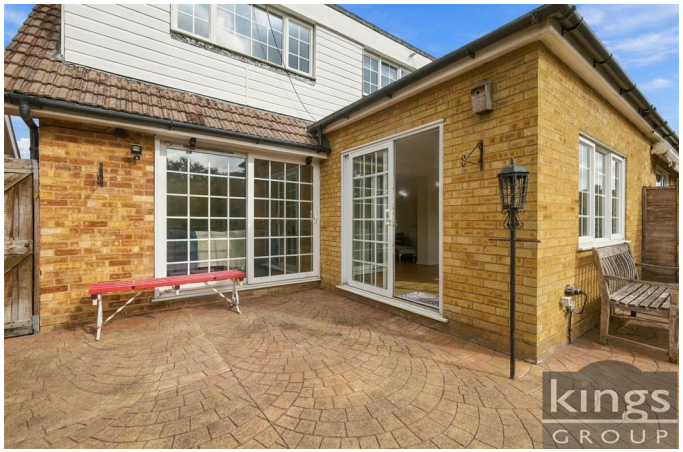




- Chain Free
- Impressive South East Facing Rear Garden Extending to Approximately 80ft
- Spacious Interconnecting Reception Rooms, Ideally Suited to Separate Living & Dining Areas
- Backing onto Open Green Fields, Offering Excellent Privacy & Scenic Views From the First Floor
- The Area is Renowned For its Abundance of Nurseries & Garden Centres, with Crews Hill Golf Club Also Nearby
- Generously Sized Three Bedroom Semi-Detached House, Tucked Away Within a Sought-After Residential Pocket of Crews Hill
- Offering the Convenience of Off Street Parking Alongside an Integrated Garage
- Convenient Downstairs WC Complemented by a Well-Appointed Three Piece Family Bathroom Upstairs
- Enjoying a Convenient Location Just Under Half a Mile From Crews Hill Station, with the 456 Bus Service Connecting to Enfield Town & Winchmore Hill
- Within the Catchment Areas of Several Highly Regarded Schools, Including St John's CofE Primary School & Wren Academy








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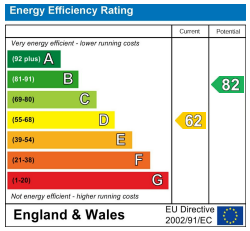

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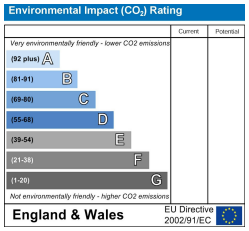


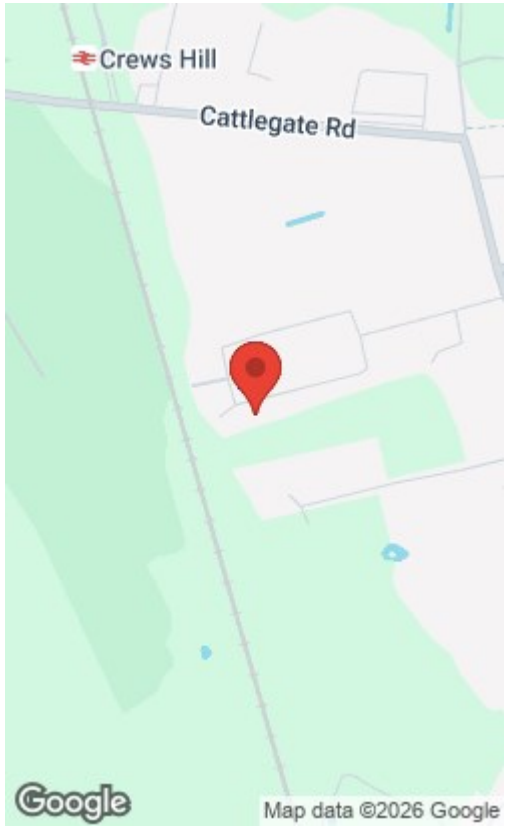


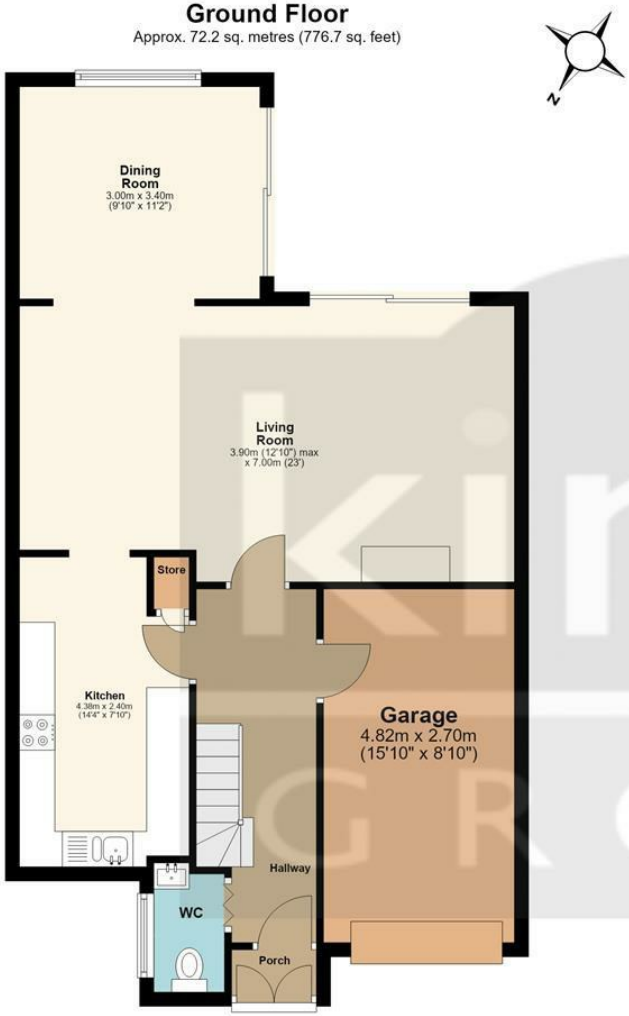












Total area: approx. 122.3 sq. metres (1316.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cypress Ave

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