



**ABSOLUTE
PROPERTY**

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**Joseph House 101 Fotheringham Road, Enfield
Middlesex EN1 1QD**

Price Guide £340,000

THREE BEDROOMS - LONG LEASE!!!!!! Absolute Property are delighted to offer this three bedroom period Victorian conversion boasting feature fireplaces and character features. The current owners have looked after this property, some modernisation required. Situated within close proximity of Enfield Town, its station, local schools, shops, restaurants and amenities. The property benefits from three good size bedrooms, long lease, double glazing, gas central heating, modern kitchen and comes with the added advantage of being chain free. Viewing is highly recommended to avoid disappointment.



Joseph House 101 Fotheringham Road, Enfield Middlesex EN1 1QD

Accommodation Comprises:

Entrance Hall|Lounge/Diner|Kitchen|Three Bedrooms|Family Bathroom|

Fotheringham Road:

This three bedroom period conversion boasts light and spacious accommodation. There are three bedrooms of which 2 are large doubles and the 3rd is a generous size single with a cast iron feature fireplace, in addition you will find a natural lit reception room facing the front aspect with cast iron fireplace, bay window with made to measure shutters. To the rear of the property there is a modern kitchen and generous sized family bathroom with dual aspect windows overlooking side and rear aspect. The property had a new roof a few years back, new boiler installed a few years back which has a gas cert conducted every year.

Outside:

The property was painted externally about 4 years ago

Location:

Location:

Close proximity of Enfield Town, its station, local schools, shops, restaurants and amenities. All within walking distance as well as being well positioned for various bus routes, the A10, North Circular Road direct routes into central London. In the other direction is Herts where you will find many villages, walking trails and within just a short drive away.

Entrance:

Front door opening to stairs leading to:

First Floor Landing:

Doors to lounge, bedroom one, bedroom two, bedroom three and kitchen. Loft access and 1 x radiator

Lounge:

Upvc double glazed bay window to front aspect with made to measure shutters, cast iron feature fireplace, TV socket, 1 x radiator

Kitchen:

Range of eye and base level units, built in oven, gas hob and extractor, washing machine, integrated fridge/freezer, 1 ¼ bowl stainless steel sink/drainer unit with mixer taps. Wooden flooring, upvc double glazed window to side aspect

Bedroom One:

Upvc double glazed bay window to front aspect with made to measure shutters, 1 x radiator, wardrobe

Bedroom Two:

Built in shelving unit, wardrobe, radiator, upvc double glazed window to rear aspect

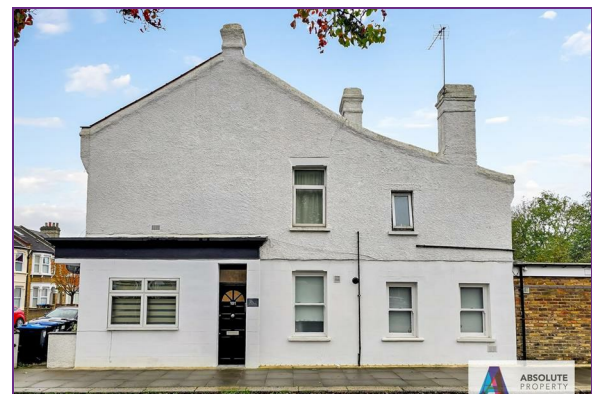
Bedroom Three:

Cast Iron Fireplace, built in shelving unit, radiator, upvc double glazed window to side aspect.

Bathroom:

Three piece suite comprising of low level flush WC, bath with shower unit, vanity wash/hand basin with mixer taps, heated towel rail, upvc double glazed frosted window to rear aspect, upvc double glazed frosted window to side aspect

Please note: that due to the estate agents act of 1979 we have to disclose the person selling this works at Absolute Property Agents.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	72	78
<p>Energy Efficiency Rating: 78 (Band B)</p> <p>Environmental Impact (CO₂) Rating: 72 (Band D)</p>			

