



## **Fotheringham Road, Enfield**

Available

Offers in excess of £580,000 (Freehold)







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**Perfectly situated in a sought-after area, this three-bedroom Victorian end-of-terrace house offers a blend of character, modern living, and exciting potential for future development.**

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This well-presented, three-bedroom Victorian end-of-terrace house offers plenty of character and potential, ideal for those looking for a home with scope for future development (STPP). The property features two spacious reception rooms, perfect for family living or entertaining. The first reception room boasts engineered wood flooring, and access to the second reception room, which includes additional storage space and leads to the kitchen and rear garden.

The kitchen is fully equipped with integrated appliances, including a Neff oven and hob, as well as space for a washing machine and dryer. There's also a convenient door leading to the rear garden.

The modern bathroom offers underfloor heating, a walk-in shower, and a separate bath. Upstairs, the first floor landing leads to three well-sized bedrooms, each with engineered wood flooring and ample storage.

Additional highlights include a loft area with Velux windows, offering potential for further development (subject to planning permission), and an outbuilding in the rear garden, which could be used as a home office or studio. The garden itself is a blend of paved and artificial grass areas, with shrub borders and an outside tap, making it a low-maintenance space to enjoy outdoors.

The property is conveniently located within 0.5 miles of Bush Hill Park Rail Station, providing easy access to central London and surrounding areas. For shopping and leisure, Enfield Town Centre is approximately 1 mile away, offering a variety of shops, restaurants, and entertainment options.

Outdoor enthusiasts will appreciate the proximity to Bush Hill Park.

This chain-free property presents an excellent opportunity for buyers seeking a spacious home with potential for further development in a well-connected and amenity-rich location.

Local Authority: Enfield  
Council Tax Band: D

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## Inner Hallway

Radiator, Coving to Ceiling, Engineered Wood Flooring, Stairs to First Floor Landing, Door to Reception 2.

## Reception 1

Coving to Ceiling, Radiator, Engineered Wood Flooring, uPVC Double Glazed Window to Front Aspect, Doors Leading to Reception 2.

## Reception 2

Coving to Ceiling, Engineered Wood Flooring, Radiator, Storage Cupboard Housing Fuse Box & Electric Meter, Further Storage Cupboard, Under Stairs Storage Cupboard, uPVC Double Glazed Door Leading to Rear Garden, Door to Kitchen.

## Kitchen

Tiled Flooring, uPVC Double Glazed Window to Side Aspect, Eye & Base Level Units, Vertical Radiator, uPVC Double Glazed Door Leading to Rear Garden, Integrated Fridge/Freezer, Integrated Dishwasher, Space for Washing Machine & Dryer, Fitted Double 'Neff' Electric Oven, Fitted Gas 'Neff' Hob with Extractor Over, Plinth Heater, Sink with Mixer Tap, Door to Bathroom.

## Bathroom

Part-Tiled Walls, Two Frosted uPVC Double Glazed Windows to Rear Aspect, Tiled Flooring with Underfloor Heating, Two Extractor Fans, Heated Towel Rail, Panelled Bath with Mixer Tap & Shower Attachment, Low-Level WC, Walk-In Shower Cubicle with Mains-Fed Shower, Spotlights to Ceiling.

## First Floor Landing

Carpet, Steps to Loft Area, Doors to All Bedrooms.

## Bedroom 1

Coving to Ceiling, Engineered Wood Flooring, Radiator, uPVC Double Glazed Windows to Front Aspect.

## Bedroom 2

Engineered Wood Flooring, uPVC Double Glazed Window to Rear Aspect, Radiator, Fitted Wardrobe, Sink with Mixer Tap.









### Bedroom 3

uPVC Double Glazed Window to Rear Aspect, Radiator, Engineered Wood Flooring, Fitted Wardrobe.

### Loft Area

Two Velux Windows to Rear Aspect, Carpet, Under Eaves Storage, Storage Cupboard Housing 'Vaillant' Combination Boiler.

### Rear Garden

Part Paved Area, Part Artificial Grass, Outside Tap, Part Laid to Lawn, Shrub Borders, Door Leading to Outbuilding.

### Outbuilding

Engineered Wood Flooring, Spotlights to Ceiling, Wall-Mounted Fuse Box, Power & Lighting.

### Front Garden

Paved Area, Gas Meter Box.

### Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.















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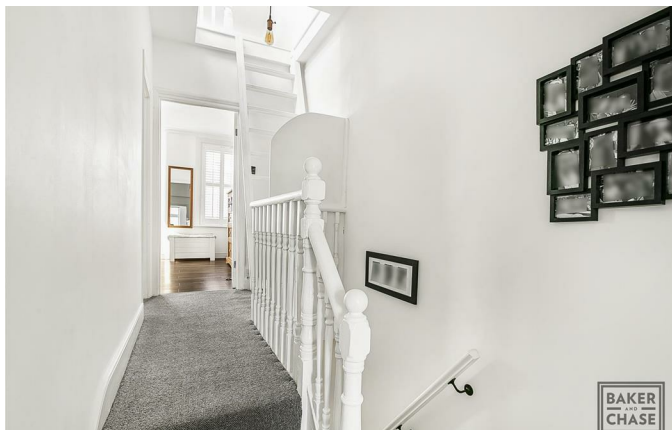
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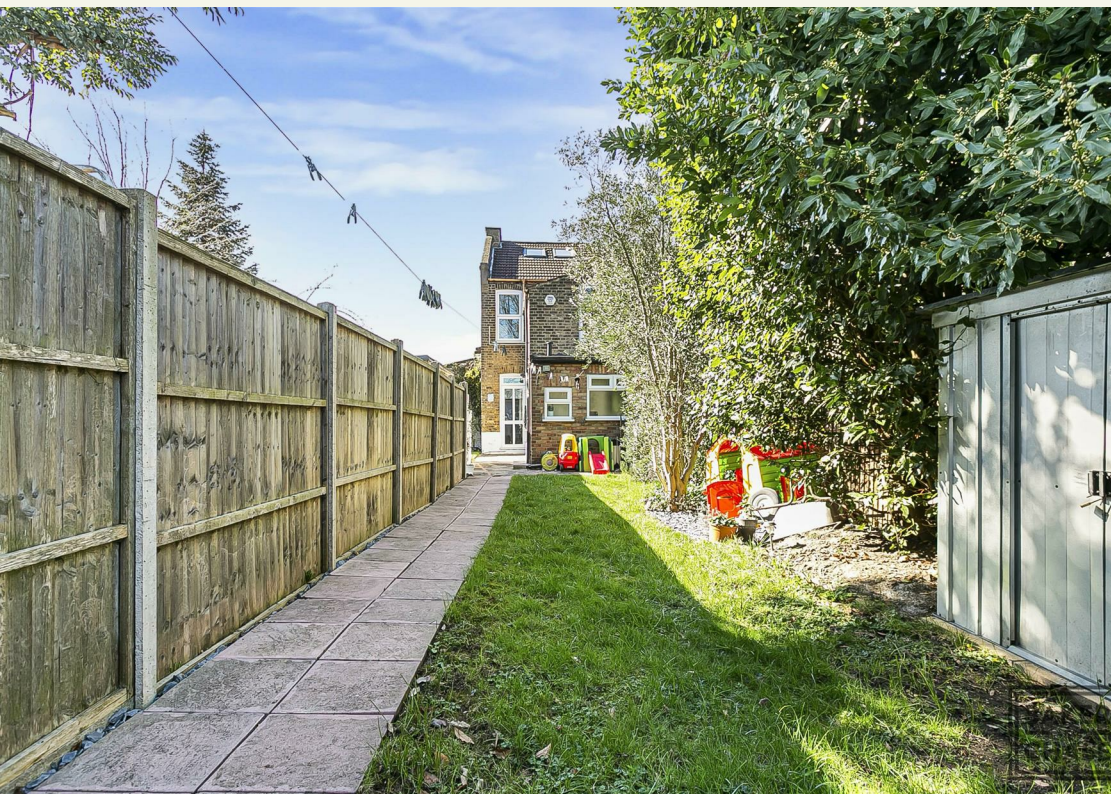
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**Approximate Gross Internal Area 1362 sq ft - 127 sq m**

Ground Floor Area 488 sq ft - 45 sq m

First Floor Area 417 sq ft - 39 sq m

Second Floor Area 232 sq ft - 22 sq m

Outbuilding Area 225 sq ft - 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: D

