



Bertram Road, Enfield

Available

£2,500 Per month (Available from 25th June 2025, Part furnished)





Baker and Chase are delighted to present this beautifully finished newly painted four-bedroom Victorian-style end of terrace family home with smart, modern updates. Available 25th June 2025.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £75,000+pa

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Baker and Chase are delighted to present this beautifully finished four-bedroom Victorian-style end of terrace family home with smart, modern updates, positioned on a sought-after residential road just a short walk from Enfield's local amenities. It's packed with stylish touches and thoughtful upgrades throughout. From the moment you step inside, you'll notice the attention to detail.

The spacious open-plan lounge/kitchen/living room is bright and welcoming, ideal for family living, complete with built-in storage and bi fold doors give direct access to the rear garden. A smart, well-equipped kitchen sits just off the lounge, continuing the cohesive design with sleek wall and base units and includes a electric induction hob, electric oven, integrated Bosch washing machine and dishwasher. There is also a ground floor WC.

Upstairs on the first floor are two well-proportioned bedrooms, the main with front-facing windows and fitted wardrobes, along with a modern stylish family bathroom featuring a freestanding bath, shower cubicle, ample built-in storage.

The second floor comprises of two further bedrooms.

Outside, the 43' pretty rear garden provides a peaceful retreat with artificial decking, lawn, outdoor power, a large storage shed, further storage and a greenhouse. The front garden is equally well-presented with traditional-style tiled paving.

Ideally located within walking distance of both Bush Hill Park (840 yards) and Southbury (0.5 miles) Train Stations, each offering direct links into London Liverpool Street, you'll also benefit from easy access to Enfield Town's shops, cafés, and restaurants, as well as green spaces like Town Park. With excellent road connections to the A10 and M25.

Offered part furnished and available 25th June 2025 .

For more information, or to arrange your viewing, please call our office.

Exterior

Front garden - Mosaic tiled flooring, hedges, storage unit, wall mounted post box. 2 steps up to house.

Open plan lounge/kitchen/living room

Double glazed front door leading straight into

Through lounge/kitchen/living room - Lounge area

Wooden flooring, double glazed bay window to front, window blinds, ornamental feature fireplace, granite hearth, fitted shelving, drawers, tv stand, book shelves, cloak cupboard, door to cupboard under stairs, housing consumer unit, electric meter, water softener. Stairs leading to first floor landing. Door to

Ground floor wc

Tiled flooring, mosaic part tiled walls, wall mounted wash hand basin, low flush wc.

Kitchen

Wooden flooring, ceiling spotlights, range of wooden wall and base units, solid wood worktops, breakfast bar area with 2 bar stools, Haier wine cooler, integrated Bosch washing machine, integrated Siemens fridge freezer, Aeg built in electric induction hob, extractor hood over, Beko built in electric oven, integrated compact Bosch dishwasher, butler sink with mixer tap, fresh filtered drinking water tap, cupboard housing Worcester combi boiler.

Living

Ceramic tiled flooring, skylight, ceiling spotlights, ornamental feature wood burning stove, fitted book shelving and fitted storage units, bi fold doors leading to rear garden.

First floor landing

Wooden flooring, ceiling spotlights, stairs to second floor landing. Staircases have wood flooring and were custom made.

Family bathroom

Ceramic tiled flooring, ceiling spotlights, extractor fan, frosted double glazed window to rear, wall mounted chrome heated towel rail, wall mounted electric panel heater, fully tiled walls, walk in shower cubicle with shower attachment plus further rain shower head, wall mounted low flush wc, wall mounted wash hand basin with drawers under, wall mounted mirror, large wall mounted storage unit, freestanding bath with mixer tap and hair shower unit.





Bedroom 1

Wooden flooring, ceiling spotlights, double glazed sash bay windows to front, further double glazed sash window to front, radiator, wardrobes.

Bedroom 2

Wooden flooring, ceiling spotlights, radiator, triple glazed window to rear with integral blind

Furniture - Leather sofa bed, chest of drawers, bedside unit.

Second floor landing

Wooden flooring, ceiling spotlights, skylight.

Bedroom 3

Wooden flooring, ceiling spotlights, 2 radiators, skylight, 2 Velux windows with integrated blinds, triple glazed window to rear, with integral blind, 2 doors to built in storage into eaves, boarded.

Furniture - Bunk bed, 2 small desks, storage units and drawers.

Bedroom 4

Wooden flooring, ceiling spotlights, opening sky light with access to roof, radiator, 2 triple glazed windows to rear, integral blinds.

Furniture - Wardrobe

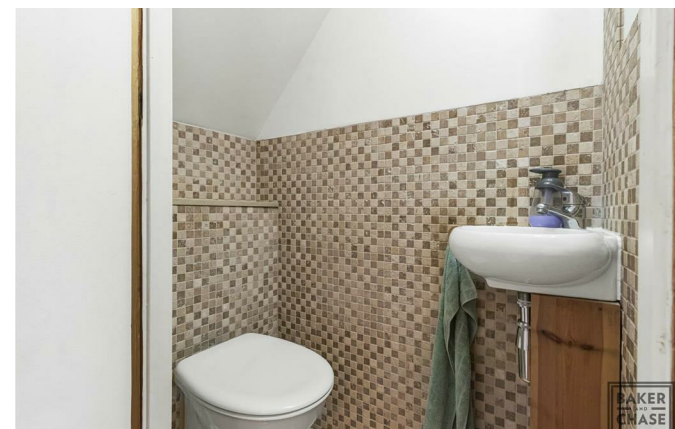
Rear garden

Artificial decking, lawn, flower and shrub borders, cherry tree, plum tree, outside lights, outside water tap, outside power sockets, side access gate, security lighting, large storage shed with power and light, 3 storage units, small shed to rear, further storage unit. Small greenhouse. Gas meter in box.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.







Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.





Approximate Gross Internal Area 1373 sq ft - 128 sq m
 Ground Floor Area 678 sq ft - 63 sq m
 First Floor Area 385 sq ft - 36 sq m
 Second Floor Area 310 sq ft - 29 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 / Deposit required: £2,884

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