



4 Bertram Road, ENFIELD, EN1 1LT  
Offers In Excess Of £550,000



## 4 Bertram Road, ENFIELD, EN1 1LT

Brand new to market, this spacious and tastefully modernised four bedroom Victorian mid terrace family home. The property has been extended to the rear and loft by the current owners adding great space to the original spec. Benefitting from a spacious 19ft modern kitchen/diner with granite worktops, an island and plenty of cupboard space. A 22ft through lounge, four double bedrooms, two modern bathrooms, gas central heating and an east facing garden. this property is not to be missed!

Located conveniently with easy access to Enfield Town Centre, Easy access to both Enfield town train station and Southbury road railway station. Local bus routes and walking distance to Enfield leisure centre and Enfield retail park.



### Entrance Lobby

Entrance via front door, Door leading to lounge.

### Through Lounge

14'2" x 22'10" (4.32m x 6.96m)

Double glazed bay window to front aspect, radiators x3, fireplace, carpet, frost window to rear aspect, under stairs cupboard, stairs to first floor landing, door leading to kitchen.

### Kitchen/Diner

19" x 12'8" (5.79m x 3.86m)

Wall and base units with granite worktops, inset sink drainer with mixer tap, island with granite worktop, integrated 5 ring gas hob, extractor above, integrated double oven and microwave oven, space for fridge/freezer, washing machine, tumble dryer, dish washer, additional under counter fridge space, tiled floor, Part tiled walls, underfloor heating, skylight, bi folding doors to rear aspect leading to garden.

### First Floor Landing

Carpet, stairs to second floor landing, spotlights to ceiling, doors to:

### Bedroom One

14'2" x 11'3" (4.32m x 3.43m)

Double glazed windows x2 to front aspect, radiator, carpet.

### Bedroom Two

11'2" x 9'1" (3.40m x 2.77m)

Double glazed window to rear aspect, radiator, carpet.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, double shower cubicle with mixer tap and shower above, vanity unit with mixer tap, low level wc, tiled floor, part tiled walls, heated towel rail, airing cupboard with combi boiler (untested), double glazed frosted window to rear aspect.

### Second Floor Landing

Skylight, carpet, doors to:

### Bedroom Three

11" x 7'06" (3.35m x 2.29m)

Double glazed window to rear aspect, radiator, carpet.

### Bedroom Four

12'10" x 11'11" (3.91m x 3.63m)

Double glazed velux windows x2, radiator, carpet, access to eaves storage.

### Rear Garden

Paved patio area, mainly laid to lawn, wooden shed, patio to rear.

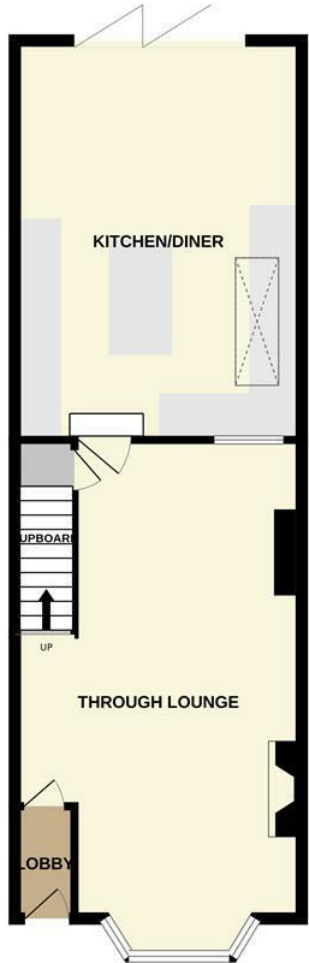
### Reference

lanes property agents (lanes property agents)  
ET5132/PB/AX/PB/210224





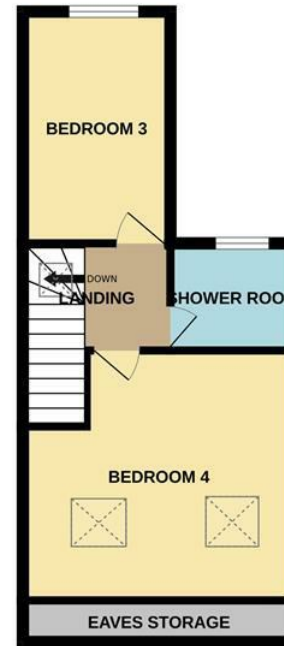
GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



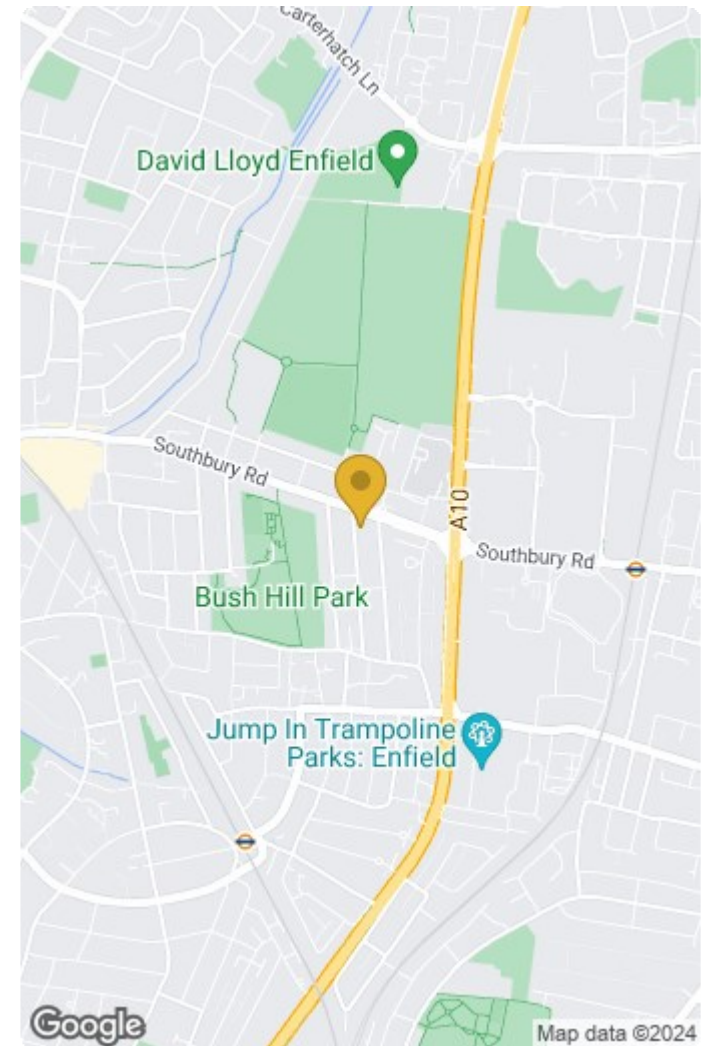
Lanes  
ESTATE AGENTS

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	