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# 387 Lincoln Road, Enfield, EN3 4AG

# Offers Over £400,000

A three bedroom mid terrace Victorian property in need of total refurbishment. The property benefits from first floor bathroom, two reception room, gas central heating, double glazing and potential to extend subject to planning permission. Offered chain free!







#### **Door To**

# **Hallway**

# **Reception Room**

16'2 x 12'9 to widest point (4.93m x 3.89m to widest point)

# **Reception Room**

12'4 x 14'0 (3.76m x 4.27m)

# **Kitchen**

9'8 x 7'0 (2.95m x 2.13m)

# **First Floor Landing**

#### **Bedroom**

13'5 x 10'7 (4.09m x 3.23m)

#### **Bedroom**

13'9 x 9'8 (4.19m x 2.95m)

# **Bedroom**

9'6 x 9'5 (2.90m x 2.87m)

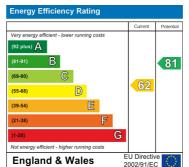
# **Bathroom**

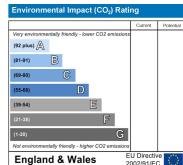
#### **Front Garden**

# **Rear Garden**

# Reference

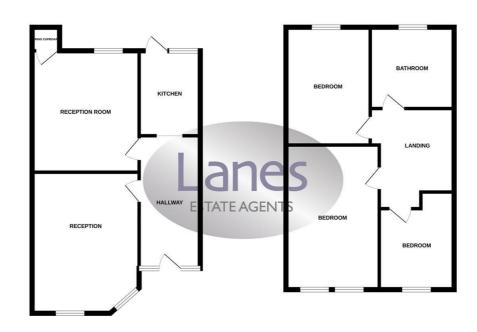
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GROUND FLOOR

1ST FLOOR



writing every attempting accent induce to ensure the accuracy or the thorpian contained orier, inequalterisers of doors, windows, soons and any other items are appointment and no respectively 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 guarante 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 confirm 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.









