



LINCOLN ROAD, EN1 1LH



£410,000 Freehold

- PERIOD COTTAGE OVERLOOKING BUSH HILL PARK
- 23'8" RECEPTION ROOM
- BATHROOM
- PRIVATE REAR GARDEN
- TWO/THREE BEDROOMS
- KITCHEN
- SEPARATE WC

Property Details

Nestled on Lincoln Road in the charming area of Enfield, this delightful mid-terrace period cottage offers a unique opportunity for those looking to create their dream home. Overlooking the picturesque Bush Hill Park, this property boasts two/three bedrooms.

The heart of the home is a generous 23'8" reception room, perfect for entertaining or relaxing with loved ones. The kitchen, while in need of modernisation, presents a blank canvas for your culinary aspirations. The downstairs bathroom, complete with a separate WC, adds to the practicality of the layout.

One of the standout features of this property is the private rear garden with a southerly aspect, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months.

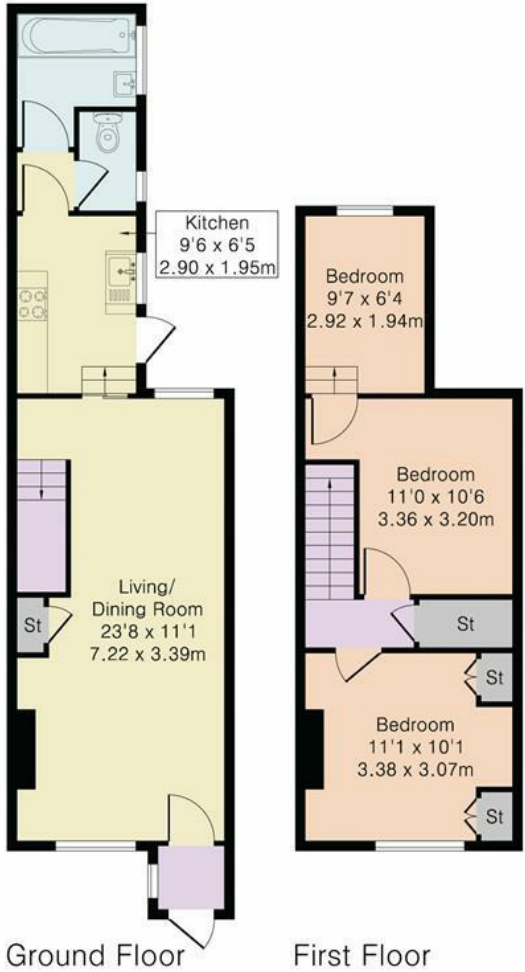
Located conveniently close to Enfield Town, residents will benefit from a variety of local amenities, including shops, restaurants, and excellent transport links, making commuting a breeze.

This period cottage, with its potential for modernisation, is an exciting prospect for buyers looking to invest in a property that they can truly make their own. With its charming features and prime location, this home is not to be missed.



Approximate Gross Internal Area 734 sq ft - 68 sq m

Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 326 sq ft – 30 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

