



Fotheringham Road, Enfield, EN1 1QD

welcome to
Fotheringham Road, Enfield

Barnfields are delighted to offer this spacious, attractive bay windowed late Victorian three bedroom house, in a most sought after and convenient location, close to Bush Hill Park, within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line). Good schools are also close at hand.

Features include:-



Entrance Hall

Fitted carpet, radiator.

Lounge

14' 1" into bay x 10' 9" (4.29m into bay x 3.28m)

Fitted carpet, radiator, open planned to:-

Dining Room

11' 4" x 11' (3.45m x 3.35m)

Fitted carpet, radiator, double glazed casement door to garden.

Kitchen / Breakfast Room

22' 6" x 9' 3" (6.86m x 2.82m)

Kitchen area is comprehensively fitted in modern units comprising base units with worktops, inset one and half bowl sink unit, inset gas hob unit with fume extractor hood over, built-in oven, integrated dishwasher and washing machine, cupboard housing combination gas central heating boiler, matching wall cabinets, laminate floor, radiator, double glazed side door and double glazed patio doors to garden.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One

14' 1" x 10' 7" into bay (4.29m x 3.23m into bay)

Fitted carpet, radiator.

Bedroom Two

11' 1" x 8' 10" (3.38m x 2.69m)

Fitted carpet, radiator, two double built-in wardrobe cupboards.

Bedroom Three

9' 1" x 8' 7" (2.77m x 2.62m)

Fitted carpet, radiator.

Bathroom / WC

Panelled bath with separate shower control, shower screen, vanity hand basin with cupboard under, low flush WC (white suite), vinyl floor, heated towel rail, fully tiled walls.

Outside

Rear Garden

Approximately 90' of west facing rear garden, patio, laid to lawn, flower and shrub borders, fish pond.



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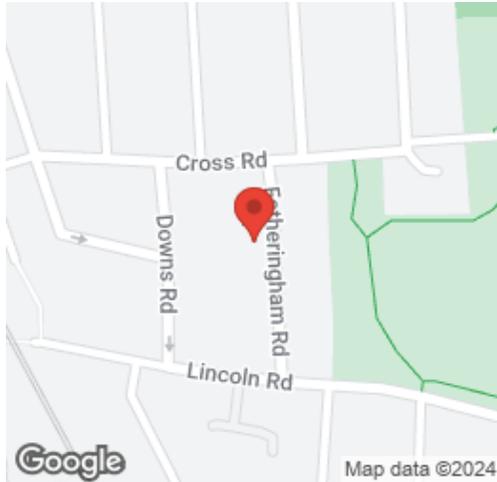
welcome to

Fotheringham Road, Enfield

- 90' West Facing Rear Garden
- Large Kitchen / Breakfast Room
- Good Sized Dining Room
- Spacious Lounge
- Tiled Roof

Tenure: Freehold EPC Rating: C

OIEO £550,000



Please note the marker reflects the postcode not the actual property

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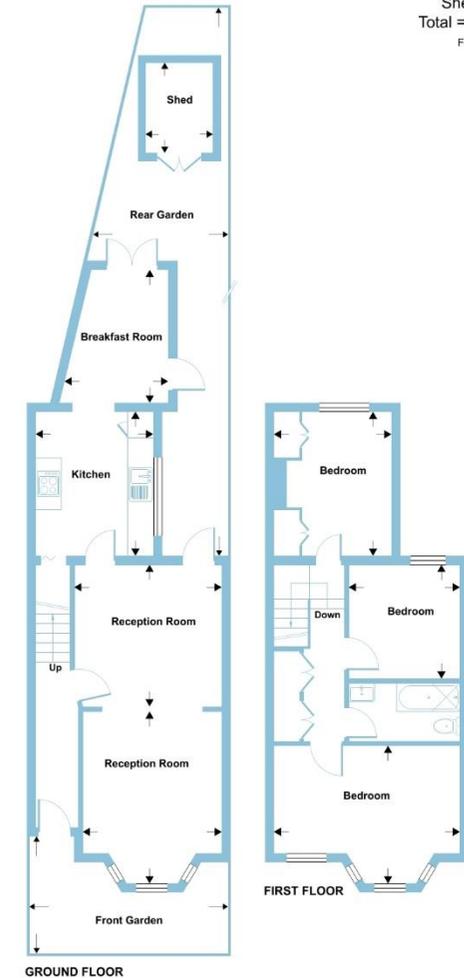
Property Ref:
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Approximate Area = 962 sq ft / 89.3 sq m
Shed = 48 sq ft / 4.4 sq m
Total = 1010 sq ft / 93.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1134213



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