



Fotheringham Road, Enfield, EN1 1QE



welcome to

Fotheringham Road, Enfield

Barnfields are delighted to offer for sale this charming two bedroom Victorian house in a convenient location backing onto Bush Hill Park and within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line).

The accommodation is offered in good condition throughout and offers scope to extend into the loft space (subject to relevant planning permissions).



Entrance Hall

Engineered oak flooring, radiator.

Lounge

12' 6" x 10' 9" (3.81m x 3.28m)

Engineered oak flooring, two radiators, cast iron fireplace with tiled slips, double glazed windows to fitted shutters.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Engineered oak flooring, double glazed window to rear with fitted shutters, radiator.

Kitchen

11' 2" x 9' (3.40m x 2.74m)

Comprehensively fitted in modern cream gloss wall and base units with toning worktops, white sink unit, inset gas hob with fume extractor hood over and glass splashback, built-in double oven, plumbing for washing machine and dishwasher, cupboard housing gas central heating boiler, vinyl flooring, double glazed windows to rear and door to garden.

First Floor

Landing

White painted floorboards, loft hatch opening to the loft storage space.

Bedroom One (front)

14' 1" x 13' 1" (4.29m x 3.99m)

Two lots of double glazed windows to front with fitted shutters, engineered wood flooring, radiator.

Bedroom Two (rear)

11' 2" x 8' 10" (3.40m x 2.69m)

Engineered wood flooring, radiator, double glazed window to rear.

Bathroom / Shower Room

A large room with panelled bath, tiled step-in shower unit, hand basin with storage drawers beneath, tiled splashbacks, low level WC, separate shower cubicle, radiator, tiled floor, double glazed window to rear, radiator.

Outside

Rear Garden

A good sized rear garden with decking area to front, rest laid to lawn with tree and shrub borders, backing onto park.



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welcome to

Fotheringham Road, Enfield

- Two Bedrooms
- Good Condition Throughout
- Garden Backing Onto Park
- Two Reception Rooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: D

Offers In Excess Of

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104456 - 0004

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Approximate Area = 877 sq ft / 81.4 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). © nichcom 2024. Produced for Barnard Marcus. REF: 1139143

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