



Fotheringham Road, Enfield, EN1 1QE

welcome to

Fotheringham Road, Enfield

Barnfields are pleased to offer this delightful deceptively spacious late Victorian two bedroom house backing onto and with views over Bush Hill Park, within level walking distance of Enfield Town multiple shopping centre and rail stations (Liverpool Street Line).

The well presented accommodation has been modernised, whilst retaining many of its charming character features.



Entrance Hall

Fitted carpet, radiator.

Lounge

12' 10" into bay x 11' (3.91m into bay x 3.35m)

Fitted carpet, radiator, bay window, handsome cast iron fireplace with tiled slips and wooden mantel, open planned to dining room.

Dining Room

11' 8" x 11' 5" (3.56m x 3.48m)

Fitted carpet, radiator, built-in storage cupboard, understairs storage cupboard.

Kitchen

11' 2" x 9' 2" (3.40m x 2.79m)

Comprehensively fitted in modern units comprising base units with worktops, inset sink unit, matching wall cabinets, inset ceramic hob, built-in oven, plumbing for washing machine, wall mounted combination gas central heating boiler, radiator, vinyl floor, door to garden.

Conservatory

9' 2" x 7' 8" (2.79m x 2.34m)

Delightful wooden conservatory, vinyl floor, radiator, French windows to garden.

First Floor

Landing

Split level landing, fitted carpet, three storage cupboards, access to loft.

Bedroom One

14' 6" max x 11' max (4.42m max x 3.35m max)

Fitted carpet, radiator, bay window, cast iron fireplace, built-in wardrobe cupboard.

Bedroom Two

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

Fitted carpet, radiator, cast iron fireplace, double built-in wardrobe cupboard, picture rail.

Spacious Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC (white suite), separate shower cubicle, vinyl floor, half tiled walls, radiator.

Outside

Rear Garden

Approximately 90' of east facing rear garden backing onto Bush Hill Park with superb views, two paved areas, laid to lawn, flower and shrub borders, timber shed, extremely well stocked and beautifully presented.



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welcome to

Fotheringham Road, Enfield

- Original Fireplaces
- Two Double Bedrooms
- Large Upstairs Bathroom / WC
- Open Planned Lounge / Dining Room
- Good Sized Kitchen

Tenure: Freehold EPC Rating: E

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104538 - 0002

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Approximate Area = 954 sq ft / 88.6 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 983 sq ft / 91.2 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). © rlxhcom 2024. Produced for Barnard Marcus. REF: 1160357



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