



Lincoln Road, Enfield, EN1 1LH

welcome to
Lincoln Road, Enfield

Situated opposite Bush Hill Park with views over and within close proximity of local shops, schools, the A10 with its abundance of retail facilities, Bush Hill Park Rail Station (Liverpool Street Line) and within easy and close proximity of Enfield Town with its multiple shopping facilities, this delightful Victorian character cottage.

The property has been modernised throughout and has many pleasing features.



Dual Aspect Lounge

23' 8" x 11' 1" (7.21m x 3.38m)

Wood effect floor, two double radiators, built-in meter cupboard, views to front aspect over Bush Hill Park and door to kitchen.

Dual Aspect Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)

Fitted in a range of white wall and base units with worksurface over, single bowl stainless steel sink and drainer, tiled splashback, integrated electric oven, grill and microwave, space for fridge, wood effect floor, door to lean to/conservatory.

Lean To / Conservatory

9' 9" x 3' 10" (2.97m x 1.17m)

Wood effect floor, double glazed doors to garden, plumbing for washing machine, space for fridge or freezer.

First Floor

Landing

Wood effect floor, access to loft with pull down ladder, sunken spotlights to ceiling.

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)

Double radiator, fitted carpet, single built-in wardrobe cupboard and double built-in wardrobe cupboard, views over Bush Hill Park.

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Fitted carpet, radiator.

Bathroom

9' 7" x 6' 4" (2.92m x 1.93m)

Wood effect floor, low flush WC, panelled bath with Victorian style mixer tap, shower attachment, shower over with glass screen and tiled splashback, vanity basin with cupboards under, wall mounted gas central heating boiler, double radiator.

Front Garden

Picket retaining fence.

Rear Garden

Approximately 65' south facing rear garden with paved patio, laid to lawn, timber shed, tap, security lights, rear pedestrian access, mature vegetable patch.





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welcome to

Lincoln Road, Enfield

- Two Double Bedrooms
- First Floor Bathroom
- Spacious Lounge
- Approximately 65' South Facing Rear Garden
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: C

£425,000

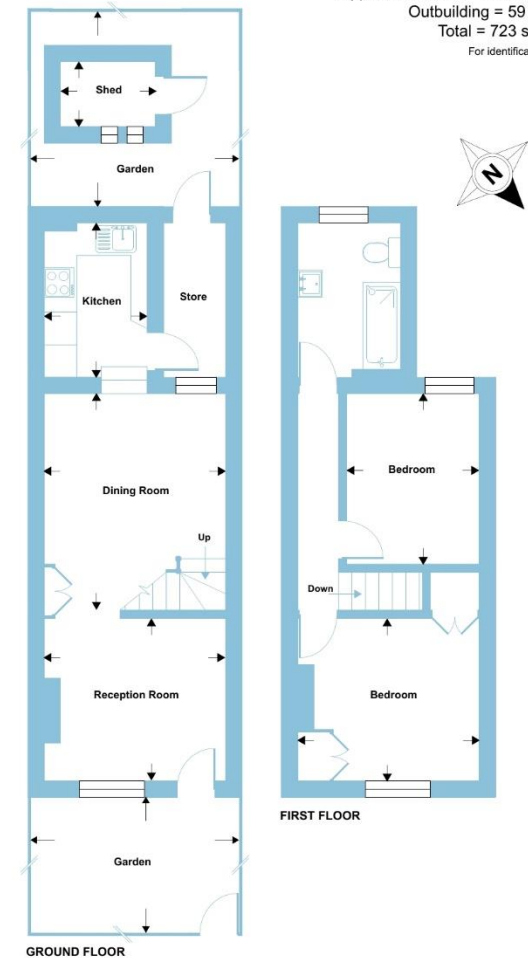


Please note the marker reflects the postcode not the actual property



Lincoln Road, Enfield, EN1

Approximate Area = 664 sq ft / 61.6 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 723 sq ft / 67.1 sq m
For identification only - Not to scale



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Property Ref:
ENF104675 - 0002

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1196073



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