



Bertram Road, EN1 1LT
Enfield





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Welcome to this WELL PRESENTED VICTORIAN MID TERRACE HOUSE, a four-bedroom gem offering a spacious and elegant retreat within its 104sqm of living space. As you step through the front door, you'll be greeted by the impressive 24ft through lounge, a versatile area currently configured for seamless living and dining experiences, perfect for both entertaining guests. Also there is a fitted kitchen and convenient utility room adds functionality and practicality to daily living. To the first floor is a four piece bathroom suite and two double bedrooms. Venture up to the top floor, where two additional double bedrooms await, providing flexibility for growing families or accommodating guests with ease. Outside, the property boasts a charming 50ft rear garden.

£540,000



- Four Double Bedroom Victorian Terrace House
- Fitted Kitchen
- Upstairs Four Piece Bathroom Suite
- Within Close Proximity of Transport Links Including Southbury Station(0.5 miles) and Bush Hill Park Station(0.6 miles)
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

Hallway

Stairs leading to the first floor landing, Coved ceiling, Ceiling rose, Dado rail, Double radiator, Laminate flooring

Through Lounge 24'6 x 11'15 (7.47m x 3.35m)

Double glazed window to the front aspect, Double glazed window to the rear aspect, Coved ceiling, Double radiator x2, Laminate flooring, Phone point, TV aerial point, Power points, Under stairs storage cupboard

Kitchen 10'7 x 7'10 (3.23m x 2.39m)

Double glazed window to the rear aspect, Tiled flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Induction hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Spotlights, Power points

Utility Room 10'7 x 6'7 (3.23m x 2.01m)

Double glazed window to the rear aspect, Single radiator, Tiled flooring, Double glazed door leading to the garden, Power points, Plumbing for washing machine, Worktop and units

First Floor Landing

Carpeted flooring, Ceiling rose, Coved ceiling, Smoke alarm

Bathroom 10'7 x 8'1 (3.23m x 2.46m)

Double glazed opaque window to the rear aspect, Double radiator, Tiled flooring, Extractor fan, Panel enclosed bath, Wash basin with mixer tap and pedestal, Low level WC, Partly tiled walls, Shower cubicle, Spotlights

Bedroom 1 14'3 x 11'3 (4.34m x 3.43m)

Triple glazed window to the front aspect, Coved ceiling, Ceiling rose, Fitted dressing table and drawers, Fitted wardrobes, Double radiator, Carpeted flooring

- An Impressive 24ft Through Lounge
- Utility Room
- An Approximate 50ft Rear Garden
- Easy Reach of the A10/M25/A406 Providing Easy Access to Surrounding Areas
- Walking Distance to Local Shops and Amenities

Bedroom 2 11'2 x 9'0 (3.40m x 2.74m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Bedroom 3 18'0 x 9'5 (5.49m x 2.87m)

Triple glazed velux windows to the front aspect, Triple glazed window to the rear aspect, Double radiator, Carpeted flooring, Built in wardrobe, Power points

Bedroom 4 9'83 x 7'54 (2.74m x 2.13m)

Triple glazed window to the rear aspect, Spotlights, Single radiator, Laminate flooring, Power points

Garden approx 50' (approx 15.24m)

Mainly laid to lawn with plant and shrub borders, Wooden shed, Outside water tap, Security light, Raised flower bed



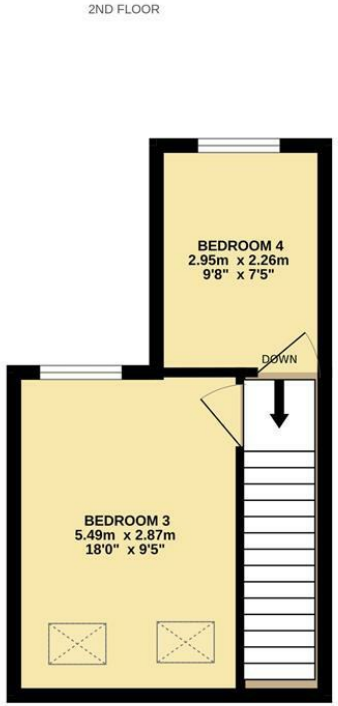
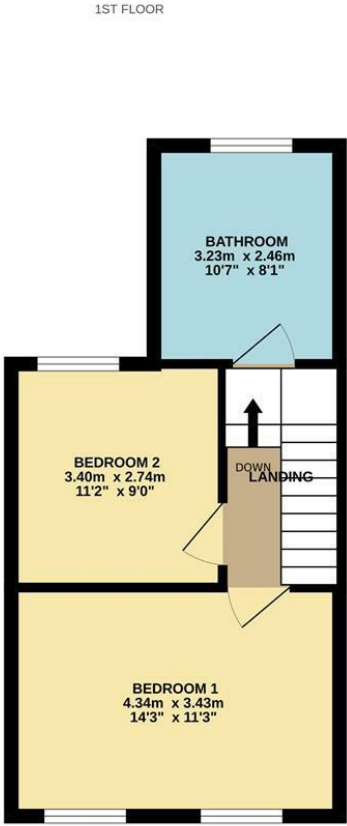
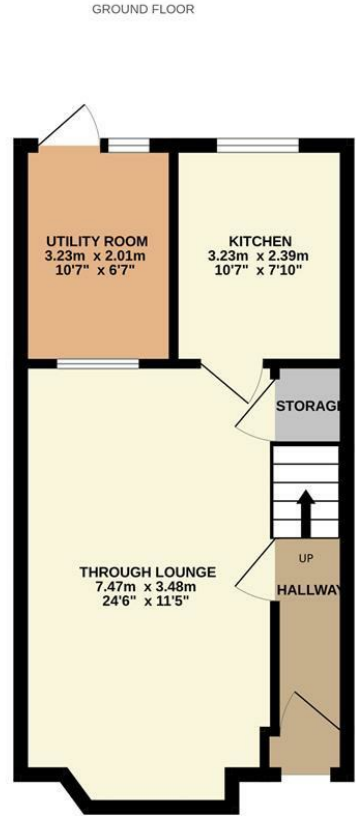




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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