

Lincoln Road, EN1 1JU  
Enfield







kings  
GROUP



## Lincoln Road, EN1 1JU

Kings Group-Enfield Town are pleased to offer this CHAIN FREE TWO DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located in a highly sought residential road in Bush Hill Park. This ideal family home comprises two reception rooms, extended kitchen/diner, two double bedrooms, an upstairs four piece bathroom suite and a large rear garden to enjoy. Conveniently located the property provides easy access to transport links including local bus routes and Bush Hill Park Station(0.4 miles) Furthermore the property provides easy access to the A10/M25/A406 all of which provide good access to surrounding areas.

£475,000





- Chain Free
- Two Reception Rooms
- Upstairs Four Piece Bathroom Suite
- 0.4 Miles to Bush Hill Park Station and 0.4 Miles to Enfield Town Station
- Within Walking Distance to Local Shops and Amenities

### Hallway

Stairs leading to the first floor landing, Power points, Double radiator, Laminate flooring

### Living Room 13'41 x 10'64 (3.96m x 3.05m)

Double glazed bay window to the front aspect, Ceiling rose, Dado rail, Coved ceiling, Double radiator, Laminate flooring, Power points

### Dining Room 11'05 x 11'05 (3.48m x 3.48m)

Double glazed window to the rear aspect, Ceiling rose, Dado rail, Coved ceiling, Double radiator, Power points

### Kitchen/Diner 20'73 x 9'17 (6.10m x 2.74m)

Double glazed windows to the rear and side aspect, Double glazed door leading to the garden, A range of base and wall units with roll top work surfaces, Tiled flooring, Tiled splash backs, Sink drainer unit, Integrated cooker, Gas hob, Integrated chimney style extractor hood, Integrated fridge/freezer, Plumbing for washing machine, Power points

### First Floor Landing

Loft access, Carpeted flooring

### Bedroom 1 13'90 x 13'48 (3.96m x 3.96m)

Double glazed windows to the front aspect, Single radiator, Carpeted flooring, Power points

### Bedroom 2 11'01 x 8'69 (3.38m x 2.44m)

Double glazed window to the rear aspect, Carpeted flooring, Radiator, Power points

### Bathroom 11'04 x 8' (3.45m x 2.44m)

Double glazed opaque windows to the rear and side aspects, Shower cubicle, Low level WC, Wash basin with mixer tap, Panel enclosed bath with mixer tap, Fitted storage cupboard, Double radiator, Tiled flooring

- Two Double Bedroom Victorian Terrace House
- An Impressive Extended Approximate 20ft Kitchen/Diner
- Large Rear Garden
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

### Garden

Mainly laid to lawn, Wooden shed













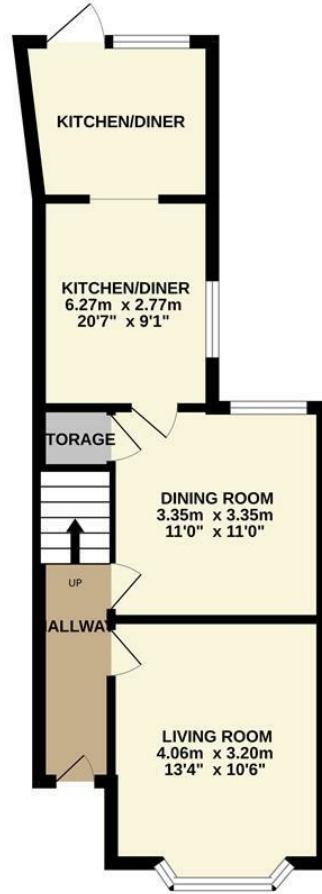




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher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



GROUND FLOOR



1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

