



Fotheringham Road, Enfield, EN1 1QE

welcome to

Fotheringham Road, Enfield

Barnfields are delighted to offer for sale this chain free, 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 - this charming house must be viewed to be fully appreciated!



Entrance Hall

Fitted carpet, radiator.

Lounge

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

Fitted carpet, radiator, double glazed bay window to front, handsome cast iron fireplace with tiled inserts, hearth and wooden surround, picture rails, open planned to:-

Dining Room

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

Fitted carpet, double glazed window to rear, radiator, built-in storage cupboard, understairs storage cupboard, picture and dado rails.

Kitchen

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

Comprehensively fitted in modern units comprising base units with worktops, ceramic sink and drainer, matching wall cabinets, ceramic hob with built-in oven below, plumbing for washing machine, wall mounted combination gas central heating boiler, radiator, vinyl floor, space for a table, double glazed window to side and rear, double glazed door to:-

Conservatory

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

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

First Floor

Landing

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

Bedroom One

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

Fitted carpet, radiator, double glazed bay window plus additional window to front, cast iron fireplace with wooden surround, 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, double glazed window to rear, picture rails.

Spacious Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC, separate shower cubicle, vinyl floor, half tiled walls, radiator, storage cupboard.

Outside

Rear Garden

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

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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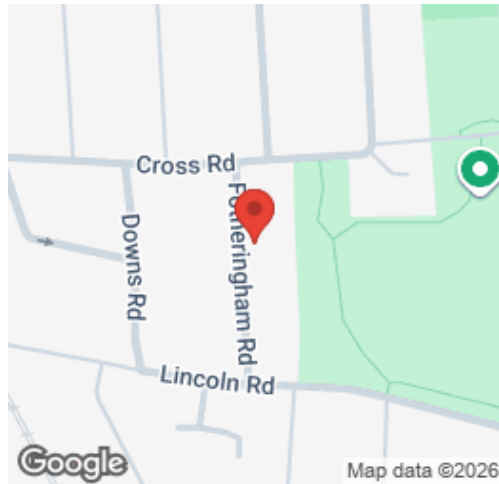
welcome to

Fotheringham Road, Enfield

- Two Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaited

£465,000



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the marker
reflects the
postcode
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Property Ref:
ENF106044 - 0002

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