



77 Bertram Road, Enfield, EN1 1LP
Offers Over £500,000



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Lanes Enfield are delighted to present this charming 2 Bedroom Victorian Terrace with a West-Facing Garden – Prime Bush Hill Park Location.

This attractive two-bedroom Victorian terrace blends classic charm with thoughtful modern upgrades. The property boasts a bright and airy through lounge with generous living and dining space, enhanced by large double-glazed windows that flood the room with natural light. A sleek, modern fitted kitchen is located to the rear, offering plenty of worktop space and cabinetry, ideal for home cooks and entertainers alike. Additional convenience is provided by cleverly designed under-stairs storage cupboards – perfect for keeping everyday essentials neatly out of sight.

Upstairs, you'll find two spacious double bedrooms, both well-proportioned and offering ample room for wardrobes and furnishings. The large family bathroom is a real highlight, featuring a full-sized bathtub and a separate shower cubicle for added practicality.

Outside, the west-facing rear garden offers a peaceful retreat with a well-maintained lawn, a handy storage shed, and a bespoke catio – an ideal feature for pet owners. The space offers excellent potential for further landscaping or even a rear extension, subject to the usual planning permissions (STPP).

This home is perfectly positioned for convenient living, just under 15 minutes' walk to Bush Hill Park Station, providing direct links into London Liverpool Street. Enfield Town Shopping Centre, with its wide range of retail, dining, and leisure options, is also within easy walking distance. For those with dogs or who enjoy the outdoors, Bush Hill Park is just a few minutes away and offers expansive green space for recreation and relaxation.



Hallway

Engineered hardwood flooring, stairs to first floor landing, radiator, under stairs storage cupboards.

Lounge/Dining Room 24'4" x 14'15" (7.42m x 4.27m)

Kitchen 7'9" x 10'8" (2.36m x 3.25m)

First Floor Landing

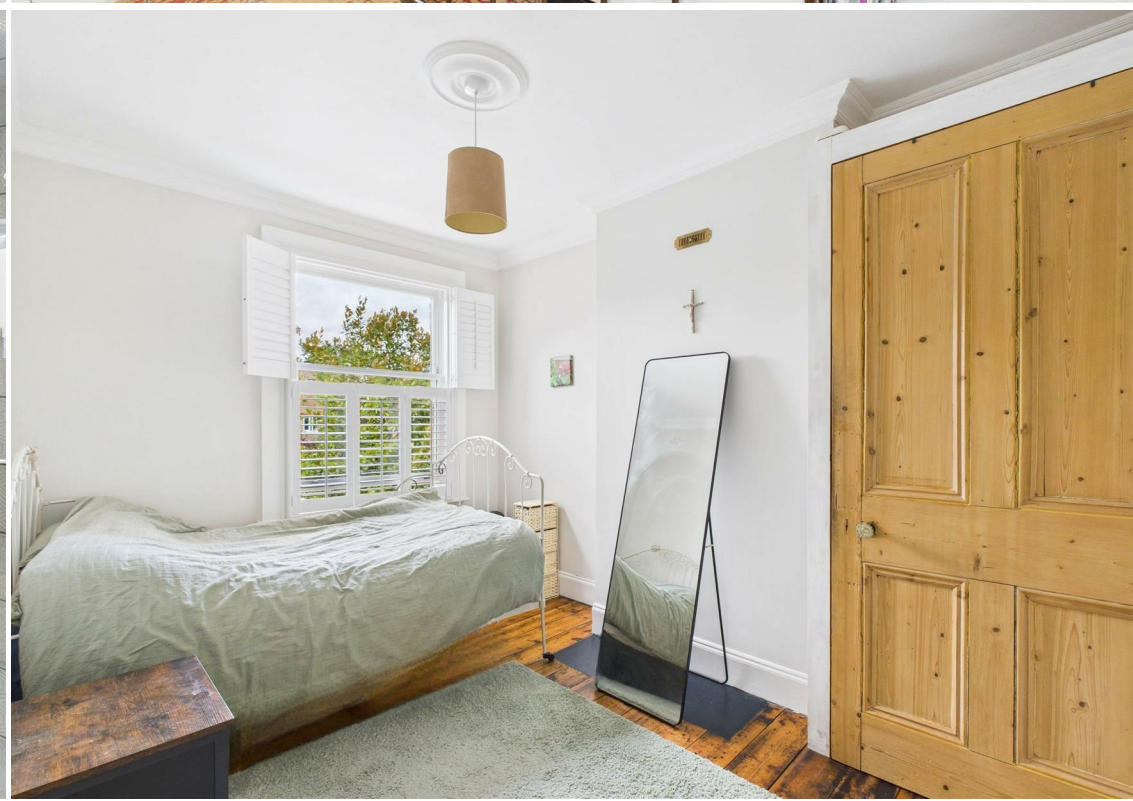
Bedroom One 14'03" x 11'9" (4.34m x 3.58m)

Bedroom Two 12'0" x 8'8" (3.66m x 2.64m)

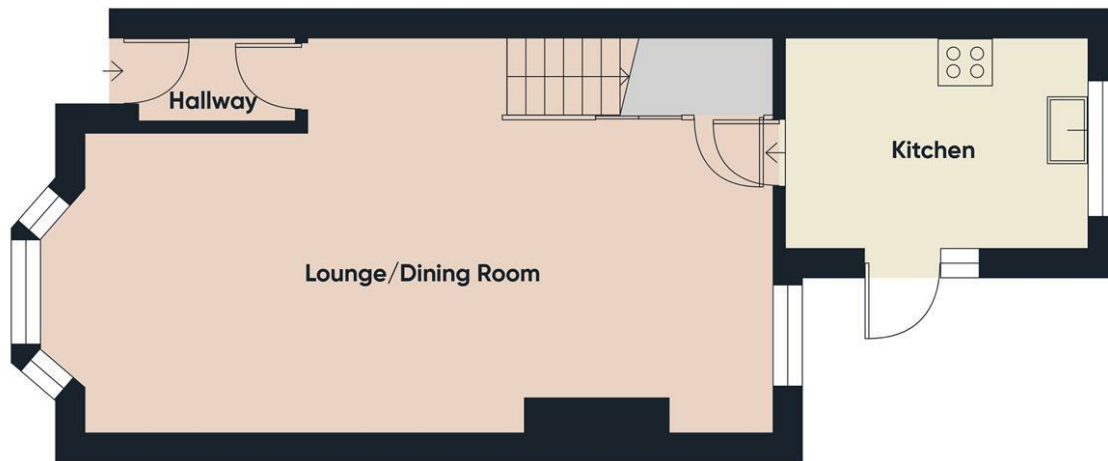
Bathroom 10'85" x 8'0" (3.05m x 2.44m)

Front Garden

Rear Garden







Floor 0



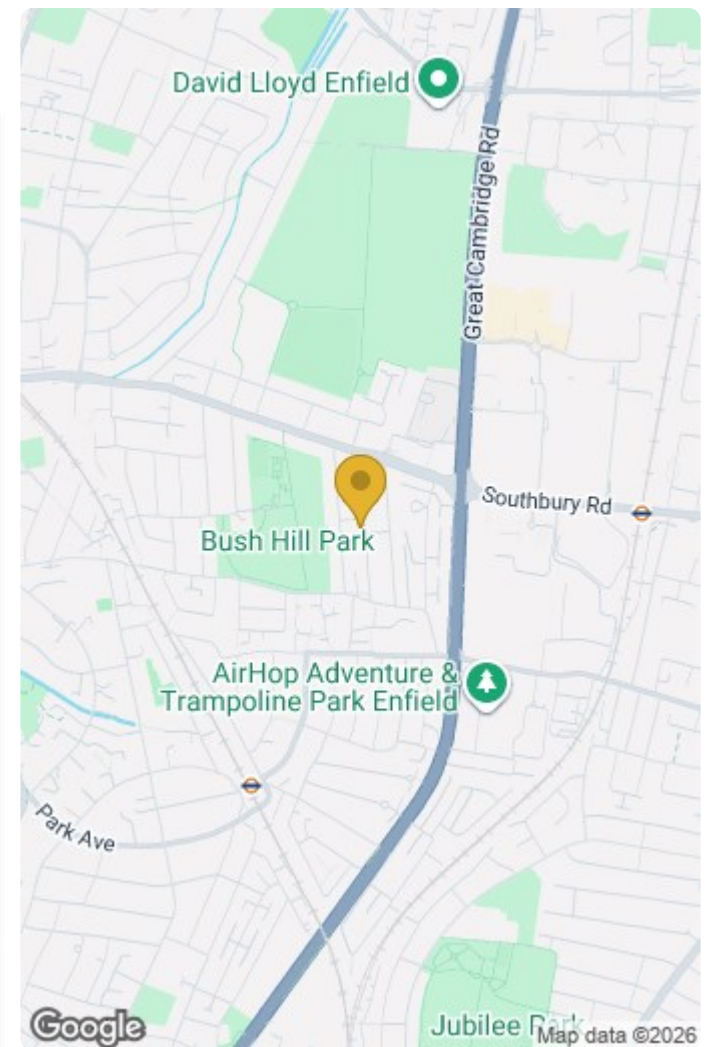
Floor 1

Approximate total area⁽¹⁾
811 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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