



Bertram Road, EN1 1LS  
Enfield





kings  
GROUP

# Bertram Road, EN1 1LS

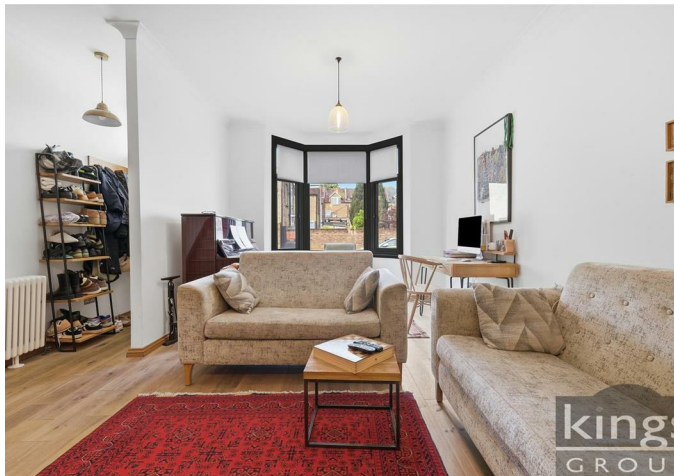
Positioned on one of Bush Hill Park's most sought after residential roads, this exceptional four bedroom Victorian terrace effortlessly combines timeless character, generous proportions & contemporary living, creating a truly outstanding family home. Offered to the market chain free, this turnkey property has been meticulously maintained and finished to an impressive standard throughout.

From the outset, the home boasts undeniable kerb appeal, with its attractive Victorian façade and beautifully preserved period detailing setting the tone for the accommodation within. Upon entering, you are welcomed by a magnificent through reception room, offering space for living & dining areas whilst retaining a wonderful sense of openness. High ceilings, elegant proportions & a striking bay window enhance the space, flooding the room with natural light and creating an inviting atmosphere ideal for both everyday family life and entertaining. To the rear, a well appointed kitchen/diner provides extensive worktop space and ample storage.

The first floor comprises two substantial double bedrooms alongside a luxurious four piece family bathroom. Beautifully designed, the bathroom features a freestanding bathtub, a walk-in shower & high quality fittings, providing a spa like retreat. The second floor continues to impress, offering two further generously sized bedrooms together with a contemporary shower room.

Throughout the property, large double glazed windows allow natural light to pour into every room, further enhancing the sense of space. The quality of finish is evident at every turn, with engineered oak flooring extending through the majority of the home and elegant solid oak internal doors adding a touch of refinement. Externally, the beautifully maintained rear garden offers a private sanctuary, featuring an attractive decking area ideal for outdoor dining and entertaining, alongside a sizeable lawn that provides ample space for children to play and families to enjoy.

£580,000



- Chain Free
- A Grand Through Lounge, Elevated by High Ceilings & a Characterful Bay Window that Enhances Light and Space
- A High Quality Bathroom Suite & a Stylish Modern Shower Room
- Highly Sought After Bush Hill Park Location
- A Family Friendly Location Benefitting From Access to Excellent Schooling, Including Bush Hill Park Primary & George Spicer Primary
- A Striking and Exceptionally Charming Four Bedroom Period Terraced House
- Beautiful Engineered Oak Flooring Flows Through Most Rooms, Paired with Elegant Oak Doors
- A Generous Rear Garden, Mainly Laid to Lawn and Offering Excellent Outdoor Space
- A Highly Convenient Position, Close to Both Bush Hill Park Station(0.4 miles) & Enfield Town Station(0.5 miles)
- Within Walking Distance of Local Shops & Amenities





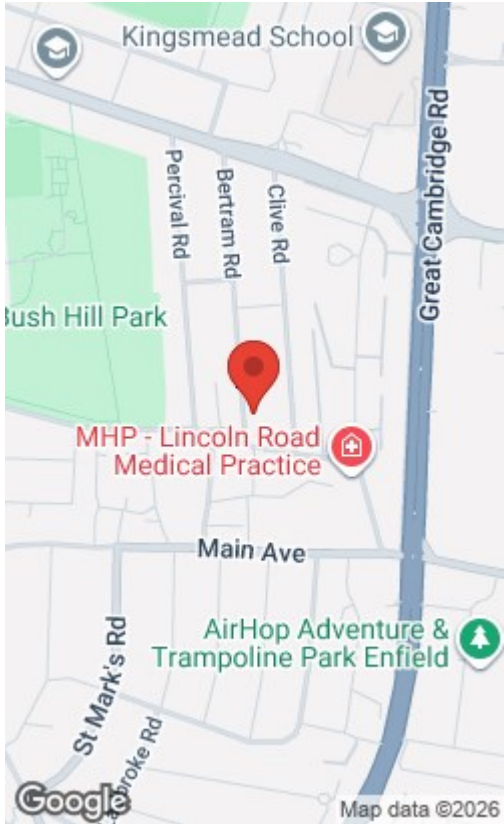
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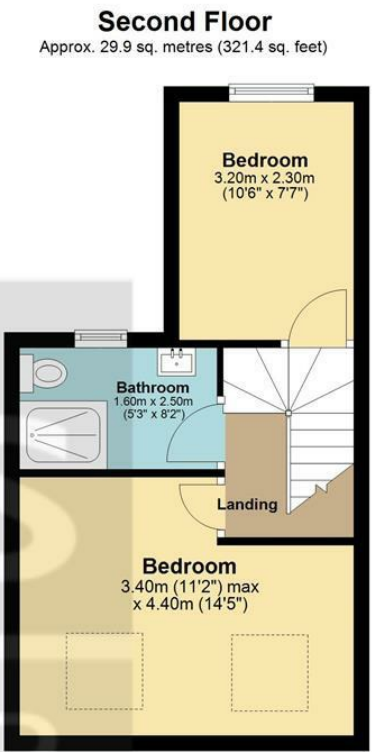
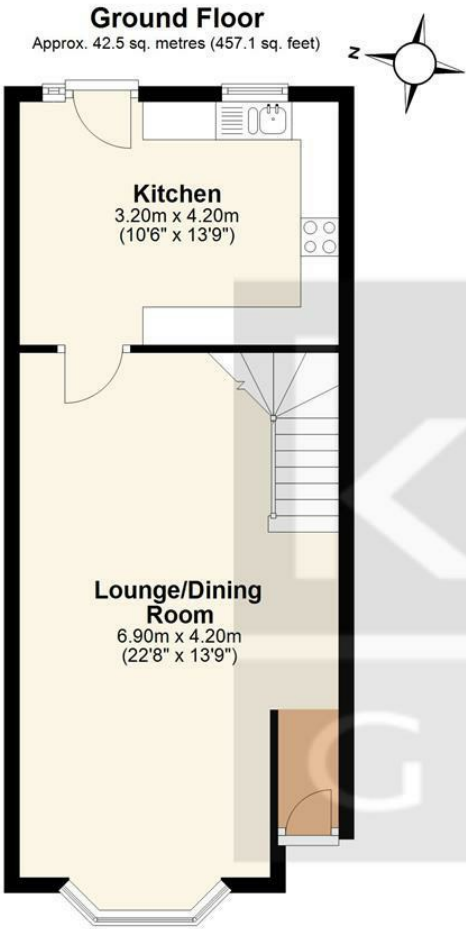
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (29-54) E                                   |         |           |
| (21-28) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (29-54) E                                                       |         |           |
| (21-28) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Bertram Road

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.

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