



115 Fotheringham Road, Enfield, EN1 1QD

Offers In Excess Of £565,000



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Nestled on the charming Fotheringham Road in Enfield, this delightful three-bedroom mid-terrace Victorian house offers a perfect blend of character and modern convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the extended rear provides a practical ground floor W.C, enhancing the functionality of the home.

The first floor features a well-appointed bathroom, ensuring comfort for all residents. With three bedrooms providing ample space for family living or guest accommodation.

An added bonus is the outhouse, which comprises a large main room, a shower room, and a storage room. This versatile space can be transformed to suit your needs, whether as a home office, gym, or additional living area.

Situated within easy reach of Enfield Town's vibrant shopping centre and excellent transport links, this property is perfect for those seeking both convenience and a sense of community. With its appealing Victorian charm and modern enhancements, this home is a wonderful opportunity for families and professionals alike. Don't miss the chance to make this lovely house your new home.



Porch

Lounge 24'4" x 14'1" (7.42m x 4.29m)

Lobby 5'6" x 3'8" (1.68m x 1.12m)

Kitchen 15'6" x 9'1" (4.72m x 2.77m)

W.C 3'8" x 3'2" (1.12m x 0.97m)

First Floor Landing

Bedroom One 13'9" x 13'2" (4.19m x 4.01m)

Bedroom Two 10'8" x 8'8" (3.25m x 2.64m)

Bedroom Three 9'1" x 5'8" (2.77m x 1.73m)

Bathroom 6'4" 4'8" (1.93m 1.42m)

Front Garden

Rear Garden

Outhouse

Main Room 13'6" x 12'0"

Shower Room 5'4" x 4'2"

Large Storage Area 6'3" x 4'1"

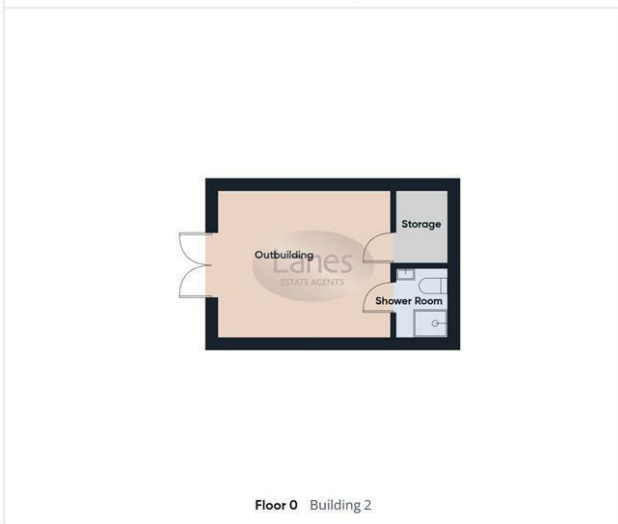
Lanes Estate Agents Enfield Reference Number

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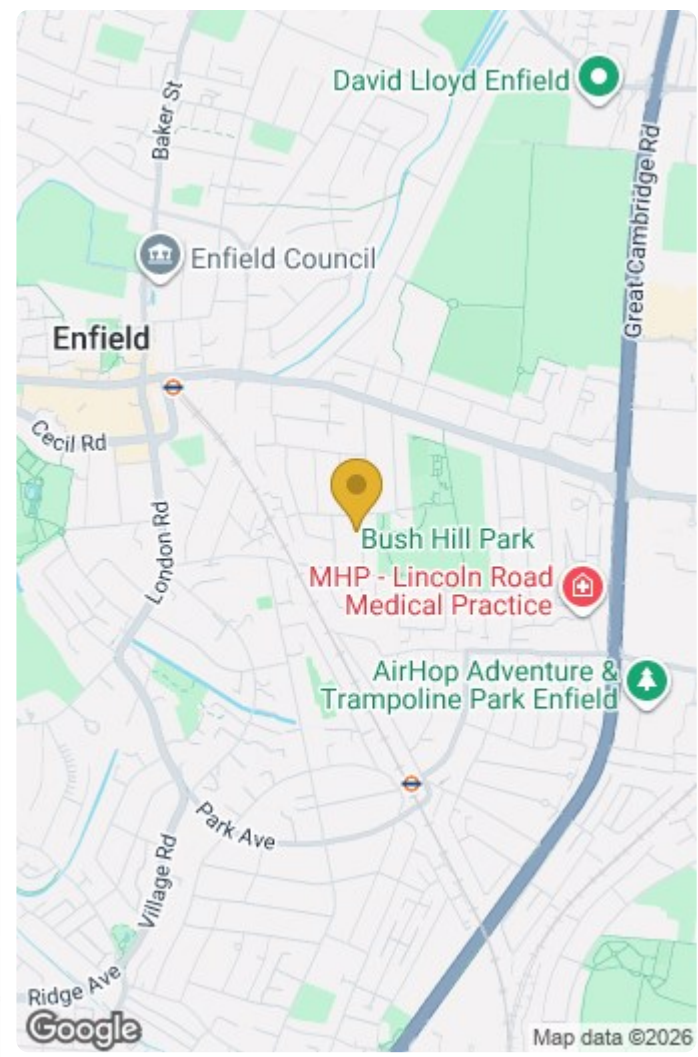


Approximate total area⁽¹⁾
100.2 m²

(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.

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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 (CO ₂) 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.

