



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



77 Bertram Road, Enfield, EN1 1LP

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)

Double glazed sash bay window to front aspect, engineered hardwood flooring, radiator x2, double glazed sash window to rear aspect, door to kitchen.

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

Double glazed uPVC windows to rear and side aspect, double glazed uPVC patio door leading to garden, tiled flooring, part tiled walls, fitted single electric oven and induction hob, extractor hood, stainless steel sink with drainer and mixer tap, space for washing machine, dishwasher and fridge freezer, base level and eye level units.

First Floor Landing

Floorboards, doors to bedrooms and bathroom, loft hatch.

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

Double glazed sash windows to front aspect, floorboards, radiator.

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

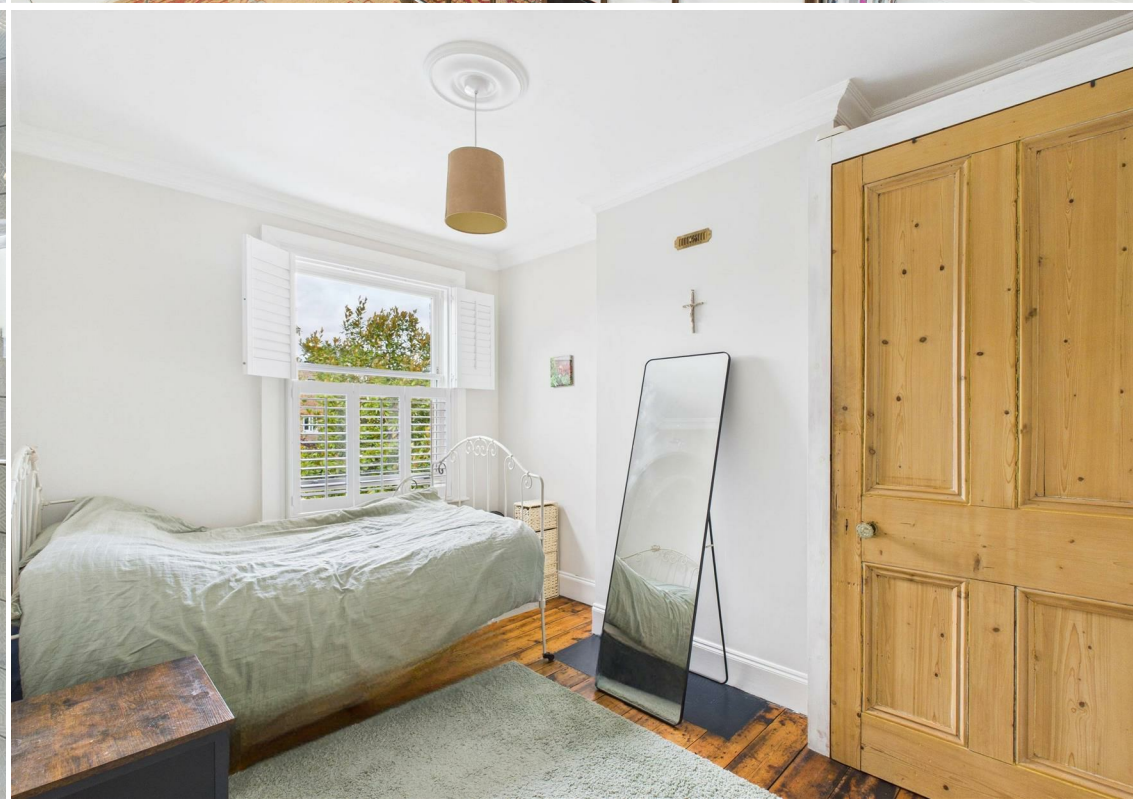
Double glazed sash window to rear aspect, floorboards, radiator, fitted wardrobe.

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

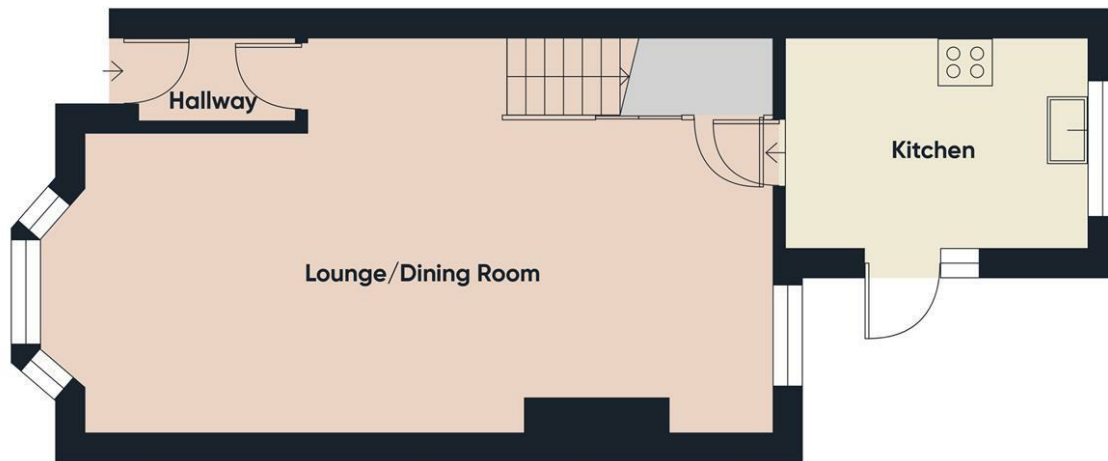
Double glazed uPVC frosted window to rear aspect, tiled floors, part tiled walls, bath with mixer tap and shower attachment, single shower cubicle, vanity hand basin with mixer tap, low level closed couple w.c, heated towel rail.

Garden

Paved patio, mainly laid to lawn with plant and shrub border, shed, tap.







Floor 0



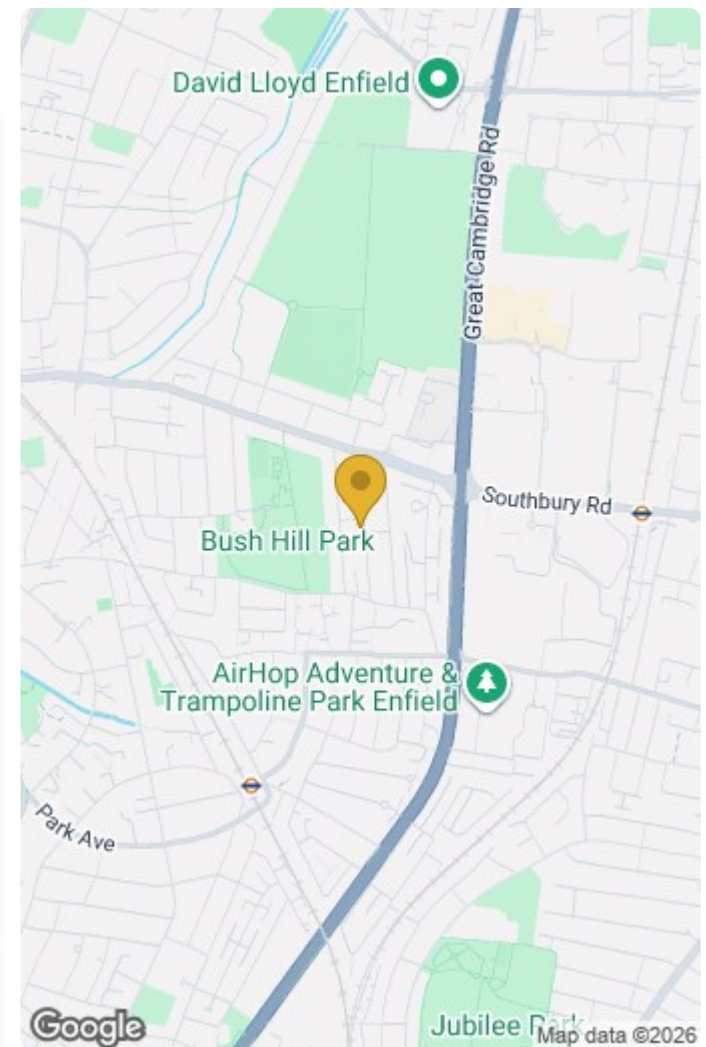
Floor 1

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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

