

Fotheringham Road, Enfield

Available

£2,350 Per month (Available from 18th December 2026, Furnished/unfurnished)

BAKER AND CHASE



Baker and Chase are delighted to offer this lovely spacious three double bedroom, semi-detached family house. Available 18th December 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £70,500pa+

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Baker and Chase are delighted to offer this lovely spacious three double bedroom, semi-detached family house.

The accommodation consists of a through lounge with laminate flooring, dining room/reception two with laminate flooring, fitted kitchen with a compact dishwasher and a conservatory housing the washing machine and tumble dryer (with downstairs w/c) overlooking the rear garden. The first floor has three double bedrooms, main bedroom includes wall to wall fitted wardrobes, plus a modern family bathroom with a bath plus a shower attachment.

This lovely home also includes gas central heating with a Vaillant combi boiler and is also mainly triple glazed throughout.

Externally, there is a small front garden, gated side access and a good size 80' rear garden.

Fotheringham Road is situated between Southbury Road and Lincoln Road, approximately 0.4 miles southwest of Enfield Town and its range of shopping facilities. The A10 retail park sits under half a mile to the East and offers a wide range of large stores, Southbury Leisure centre and a selection of well known places to eat. Tesco Supermarket is only 0.3 miles away.

The property also sits equidistant from both Enfield Town (0.4 miles away) and Bush Hill Park (0.6 miles away) London Overground Train stations, serving London Liverpool Street via Seven Sisters (Victoria Line) in approximately 30 minutes.

Offered furnished or part furnished and is available 18th December 2026.

For more information, or to arrange your viewing, please call our office.

Exterior
Front garden with storm porch, lighting, paved, flower and shrub borders, gas meter.

Entrance hallway
Partly glazed front door leading to entrance hallway with laminate flooring, double radiator, stairs leading to first floor landing, door to cupboard under stairs providing storage, further door leading to more understairs storage housing electric meter and consumer unit, storage.

Lounge
Laminate flooring, triple glazed bay window to front, wooden shutters, triple glazed window to rear, window blind, ceiling coving, 2 x radiators.

Dining area
Laminate flooring, ceiling coving, double radiator, double glazed window to side, decorative fireplace, built in storage unit with shelving and housing Vaillant combi boiler.

Kitchen
Laminate flooring, double radiator, double glazed window to side, range of wooden wall and base units, worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, wooden shelving, compact dishwasher, built in Bosch electric oven, built in gas hob, extractor over, half glazed wooden door leading to

Conservatory
Block wood flooring, Logik washing machine, Bosch tumble dryer, door to outside wc with low flush wc, single glazed window to side.

First floor landing
Laminate flooring, double radiator, access to loft.

Bedroom 1
Laminate flooring, 2 x triple glazed windows to front, window blinds, 2 x double radiators, wall to wall fitted wardrobes.

Bedroom 2
Laminate flooring, double radiator, triple glazed window to rear, window blind.








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Bedroom 3
Fitted carpet, triple glazed window to rear, double radiator, ceiling coving, wardrobe with sliding doors.

Bathroom
Ceramic tiled flooring, fully tiled walls, extractor fan, frosted double glazed window to side, wall mounted heated towel rail, wall mounted medicine cabinet with a mirror door, ceiling spotlights, wooden shelving, low flush wc, wall mounted wash hand basin with drawers below, panel enclosed bath with mixer tap, shower mixer tap with shower attachment plus further rain shower head, shower screen.

Rear garden
Patio, side gate access, lockable storage unit, lawn area, flower and shrub borders, wooden shed for storage. Outside water tap.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References








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to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.


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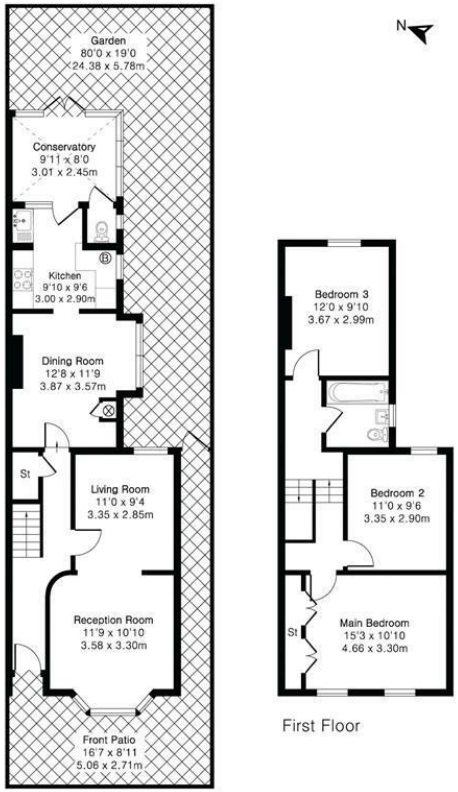
Approximate Gross Internal Area 1206 sq ft - 112 sq m
Ground Floor Area 672 sq ft – 62 sq m
First Floor Area 534 sq ft – 50 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

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