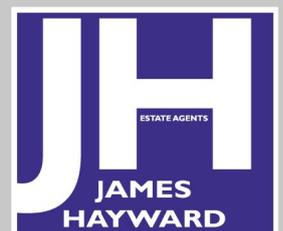




Fotheringham Road | | Enfield | EN1 1QG

Asking Price £350,000



## Key features

- CHARACTER GROUND FLOOR CONVERTED FLAT
- ONE DOUBLE BEDROOM
- BRIGHT & AIRY RECEPTION ROOM
- MODERN FITTED KITCHEN-DINING ROOM
- THREE PIECE BATHROOM SUITE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS & AMENITIES
- WITHIN EASY REACH OF TRANSPORT & MOTORWAY LINKS
- WELL PRESENTED THROUGHOUT.

## Description

James Hayward are pleased to present a delightful ground floor conversion, in the tree-lined Fotheringham Road, Enfield, which offers a perfect blend of comfort and modern living. Spanning an inviting 488 square feet, the property features a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere.

The apartment boasts one well-proportioned double bedroom, ideal for relaxation and rest. The modern kitchen-diner is a standout feature, providing a stylish space for culinary pursuits and social gatherings. It is designed to cater to both everyday meals and entertaining guests, making it a versatile area for all occasions.

Completing the accommodation is a contemporary three-piece bathroom suite, thoughtfully designed to offer both functionality and style.

One of the highlights of this property is the large east-facing garden, which provides a lovely outdoor space to enjoy the sunshine and fresh air. Whether you wish to cultivate a small garden or simply relax outdoors, this private area enhances the appeal of the apartment.

This property is perfect for first-time buyers or those seeking a low-maintenance home in a desirable location. With its modern amenities and charming features, this apartment on Fotheringham Road is a wonderful opportunity not to be missed.

## Directions



A well presented, one double bedroom, ground floor conversion, complemented by a south facing garden. The property is ideally situated within easy reach of Enield Town centre, transport and motorway links and provides good sized living accommodation. In our opinion, this would make an excellent first time purchase or investment opportunity.



# Floor plans



## Fotherinham Road

Approximate Gross Internal Floor Area : 45.30 sq m / 487.60 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



181 Chase Side  
 Enfield  
 Greater London  
 EN2 0PT  
 020 8367 4000  
 sales@james-hayward.com  
 James-Hayward.com