



Lincoln Road, Enfield, EN1
£500,000 Freehold

Anthony Webb
ESTATE AGENTS

Lincoln Road, Enfield, EN1

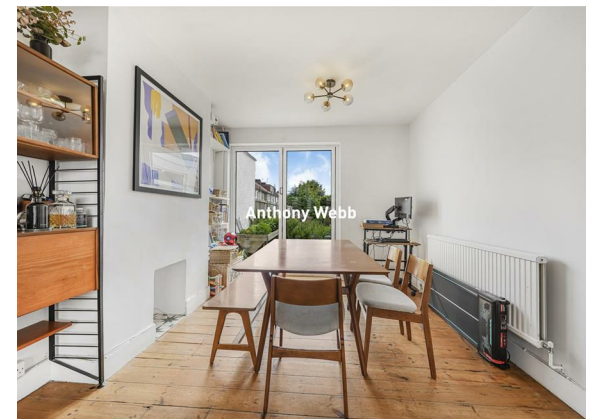
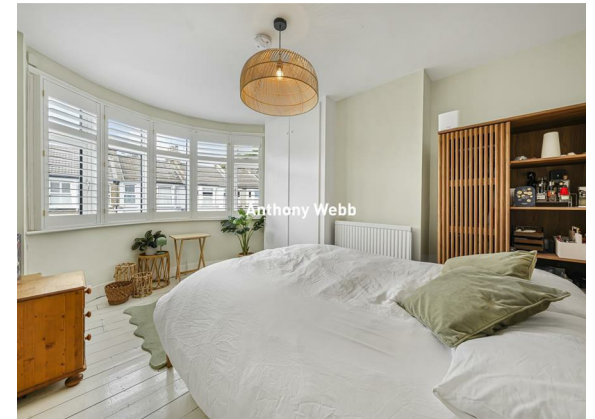
Beautifully presented three bedroom 1930s built extended terrace family home offering bright and airy living space over two well appointed floors.

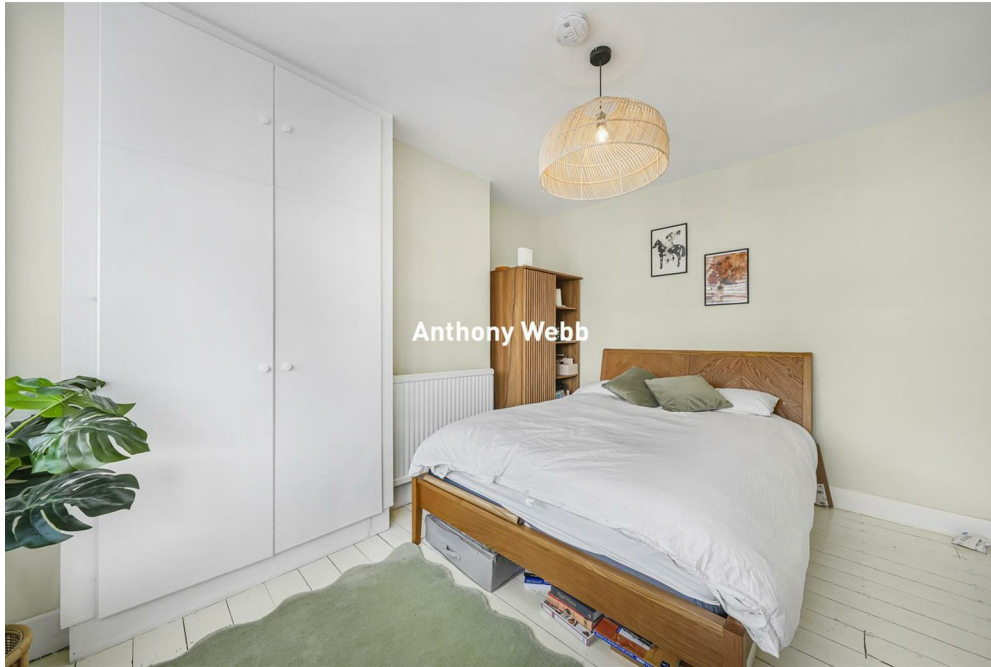
Lincoln Road is ideally located for local shops, bus routes and is under 0.5 miles to Bush Hill Park Mainline station into London Liverpool street. Enfield Town's wealth of shops, restaurants, cafes and transport links are also within easy reach. Green spaces are well catered for with Bush Hill Park and Enfield Town Park close by. The property is also close to several popular primary schools including George Spicer and Raglan junior and infants.

Front garden • Hallway • Through lounge with stripped wood floor, large bay window with bespoke shutters and doors to garden • Extended modern fitted kitchen with dual aspect windows and door to garden • First floor landing with access to loft space with potential to convert subject to usual consents • Two double bedrooms and one single bedroom (bedrooms to front have bespoke shutters) • Modern fitted family bathroom • Well maintained south facing rear garden measuring approx 60ft x 18ft.

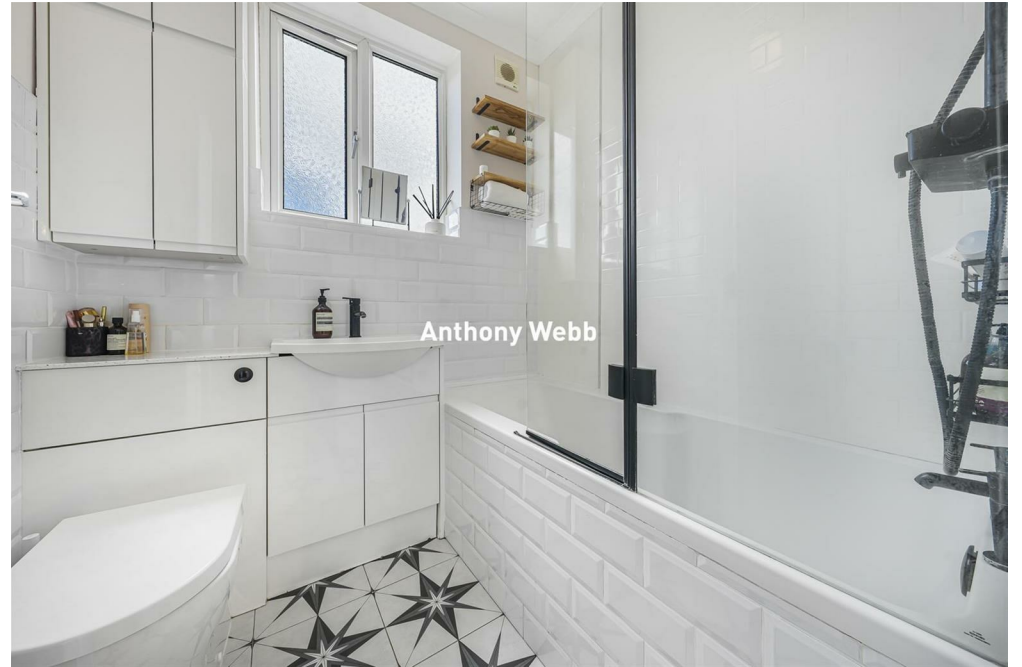
Enfield Council Tax Band D

- Three bedrooms
- 1930s terrace house
- Through Lounge
- Modern extended fitted kitchen
- Modern first floor bathroom
- Double glazing/gas central heating
- Beautifully presented
- Front and Rear gardens





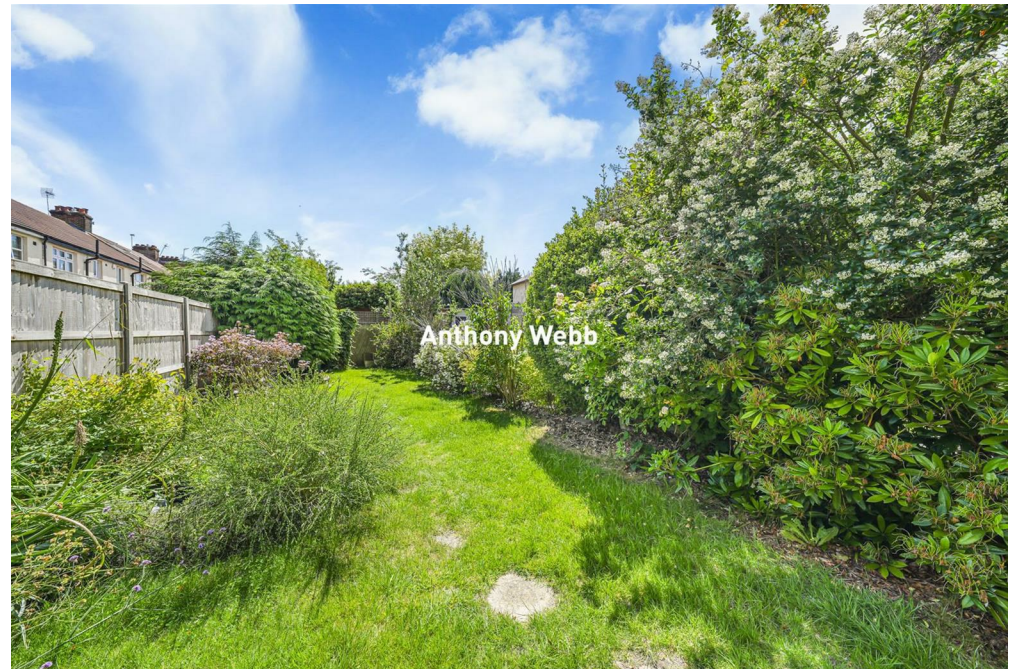
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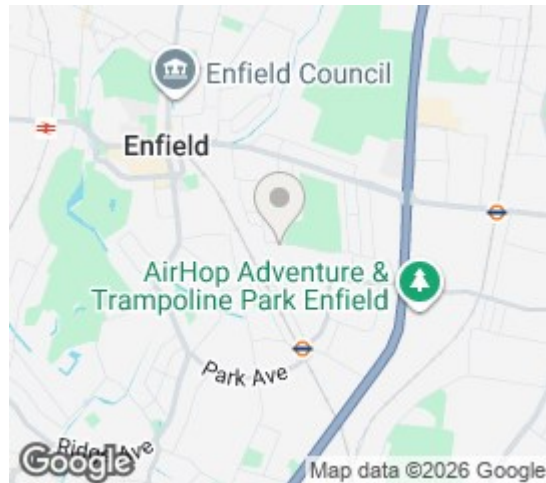
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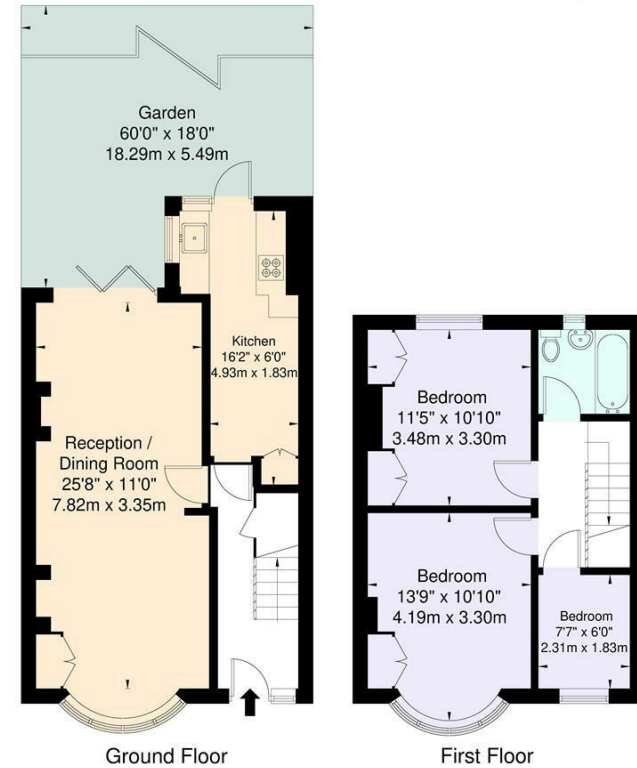
Lincoln Road, Enfield, EN1 1JU
Approximate Gross Internal Area = 86.1 sq m / 926 sq ft



Tenure: Freehold
Gross Internal Area: 882.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(82 plus) A			
(61-81) B			
(39-80) C			
(15-48) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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