

Lincoln Road, Enfield, EN1 1LL

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welcome to

Lincoln Road, Enfield

A Victorian built three bedroom terraced house delightfully set back from the road by a small green within level walking distance of both Bush Hill Park and Enfield Town Rail Stations (Liverpool Street Line) and Enfield Town Shopping centre. Bush Hill Park Playing Field with its tennis courts is just a short distance away, together with a variety of schools.

The property requires substantial modernisation/decoration but offers huge potential.









Entrance Hall

Lounge / Dining Room
25' into bay x 11' 10" max (7.62m into bay x 3.61m max)
Fireplace with wooden mantel, understairs storage cupboard, bay window.



Kitchen
8' x 6' 8" (2.44m x 2.03m)
Stainless steel sink unit with cupboard under, base units, wall cabinets, door into Utility/Lean To.

Utility / Lean To
11' x 4' 4" (3.35m x 1.32m)
Base units, wall cabinets, walk through with door to garden.

Bathroom / WC
Panelled bath, bracket wash hand basin, low flush WC, vinyl floor, fully tiled walls.

First Floor

Landing
Split level landing, built-in storage cupboard, access to loft.



Bedroom One
14' 1" x 11' 8" (4.29m x 3.56m)

Bedroom Two
10' 9" x 9' (3.28m x 2.74m)

Bedroom Three
10' 6" x 8' (3.20m x 2.44m)
Cupboard housing hot water tank with immersion heater.



Outside

Rear Garden
Approximately 30' of north facing rear garden, timber shed, decking area.

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Lincoln Road, Enfield

- No Chain
- 25' Lounge / Dining Room
- Kitchen / Utility
- Three Good Sized Bedrooms
- 30' Rear Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property







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The Property Ombudsman

Property Ref:
ENF106301 - 0002

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