



118 Fotheringham Road, Enfield, EN1 1QE

£475,000



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Welcome to this charming terraced house on Fotheringham Road! This delightful property boasts not one, but two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two spacious double bedrooms, there's plenty of room for a growing family. Another highlight of this lovely home is the large first-floor bathroom.

Conveniently located near Enfield Town rail station, commuting will be a breeze, making this property ideal for those who need to travel for work or leisure. Additionally, with multiple shopping facilities nearby, running errands or indulging in retail therapy couldn't be easier.

The best part? This property is chain-free, meaning you can move in hassle-free without the delays of a chain. Don't miss out on this fantastic opportunity to own a beautiful home in a prime location. Book a viewing today.



Hallway

Laminate wood flooring, stairs leading to first floor landing, radiator, door leading to reception one and access leading to reception two.

Reception One

12'9" (into bay) x 10'9" (3.89m (into bay) x 3.28m)

Double glazed bay window to front aspect, laminate flooring, radiator and access leading to reception two.

Reception Two

11'2" x 11'1" (3.40m x 3.38m)

Double glazed window to rear aspect, laminate flooring, radiator, under stair storage and access leading to kitchen.

Kitchen

11'0" x 8'9" (3.35m x 2.67m)

Dual aspect double glazed windows, double glazed door leading to rear garden, eye and base level units with roll top worksurfaces, space for fridge/freezer, fitted gas hob and electric double oven with extractor fan, stainless steel sink with mixer tap and drainer unit, integrated dishwasher, radiator, spotlights, airing cupboard, part tiled walls and tiled floor.

Lean-To

9'7" x 5'4" (2.92m x 1.63m)

Door to rear garden, windows to side and rear aspect, space for washing machine and tumble dryer.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

13'0" (into bay) x 14'0" (into fitted wardorbe) (3.96m (into bay) x 4.27m (into fitted wardorbe))

Double glazed bay window to front aspect, radiator and fitted wardrobes.

Bedroom Two

11'2" x 8'8" (3.40m x 2.64m)

Double glazed window to rear aspect, radiator, storage cupboard.

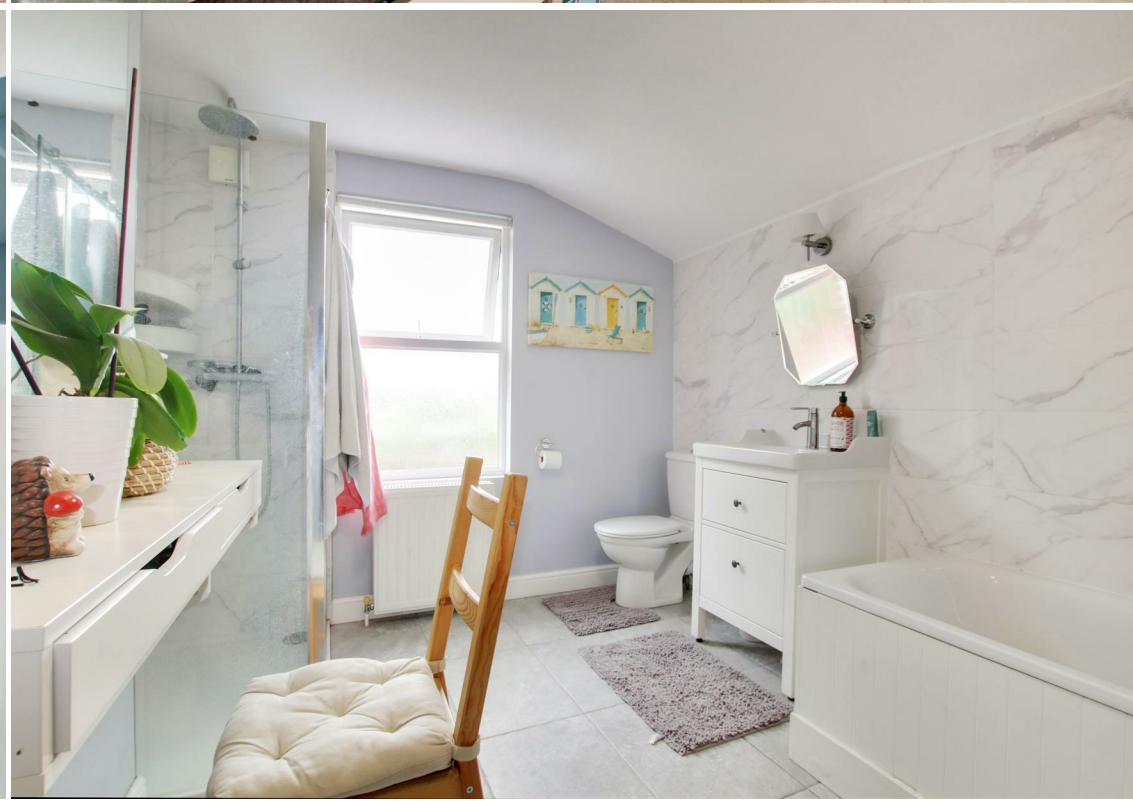
Bathroom

Frosted double glazed window to rear aspect, four piece suite comprising of double shower cubicle, low flush WC, vanity sink with mixer tap, radiator, panel enclosed bath with mixer tap and shower attachment, part tiled walls and tiled floor.

Exterior - Rear

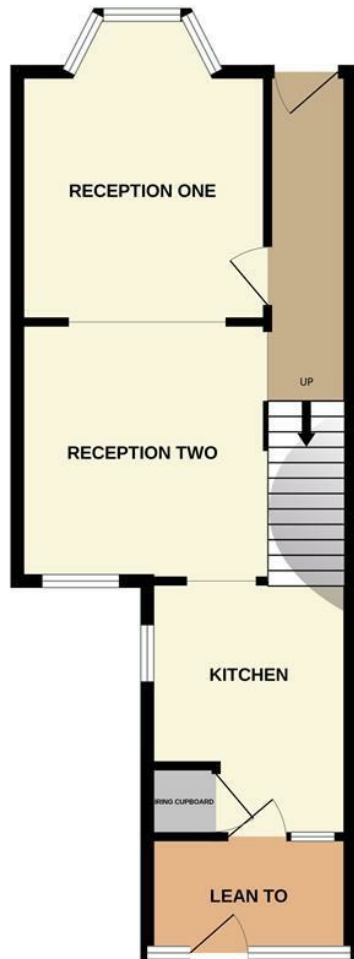
Mainly laid to lawn, part patio paved, raised patio area to rear and timber shed.

Lanes Estate Agents Enfield Reference Number





GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

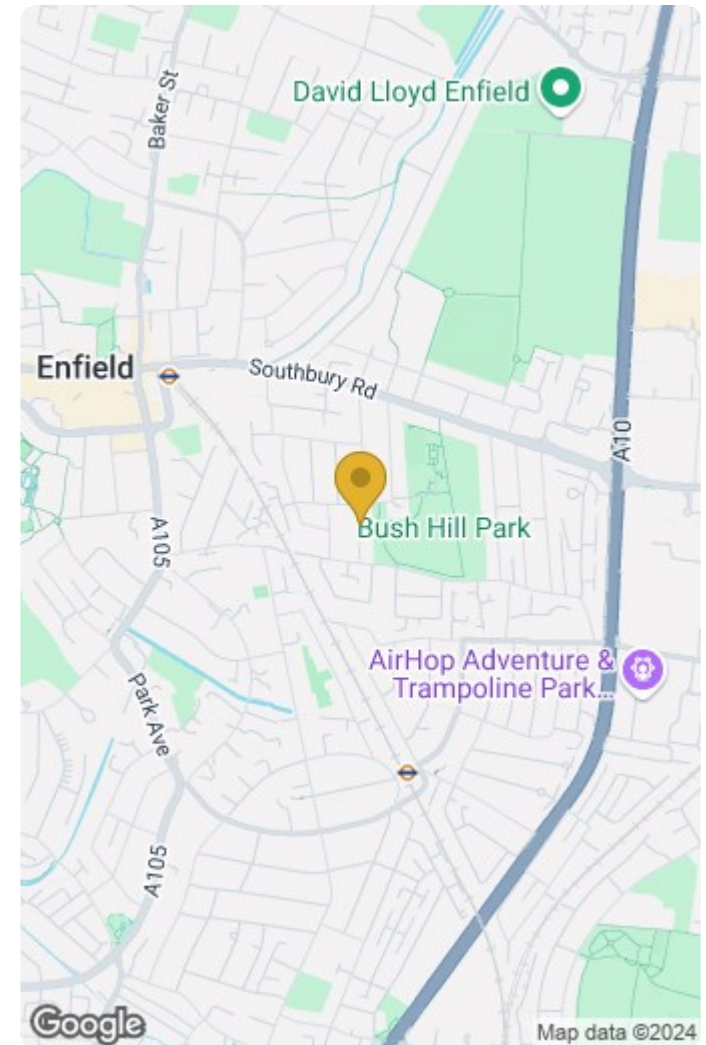


TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

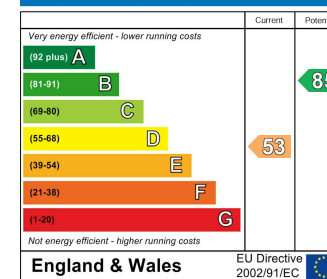
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

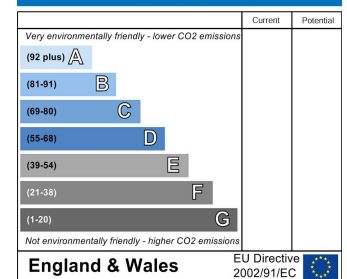
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



35 Church Street, London, EN2 6AJ

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

