



54 Bertram Road, Enfield, EN1 1LT
Offers In Excess Of £475,000



54 Bertram Road, Enfield, EN1 1LT

Welcome to Bertram Road, Enfield - a charming location where this delightful three-bedroom mid-terrace Victorian house awaits its new owners. This property boasts not just one, but two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Step inside to discover a modern kitchen and bathroom, adding a touch of contemporary flair to this classic Victorian home. The property is in immaculate condition, a true testament to the care and attention it has received over the years.

Conveniently located near transport links and Enfield Retail Park, this house offers both comfort and convenience. Whether you're commuting to work or enjoying a day of shopping, everything you need is within easy reach.

Don't miss this opportunity to own a piece of Victorian charm in the heart of Enfield. Book a viewing today and let this house capture your heart with its character and warmth.



Hallway

Laminate flooring, stairs leading to first floor landing, under stair storage cupboard, doors leading to reception one, kitchen, W.C and reception two.

Reception One

13'2" (into bay) x 10'6" (4.01m (into bay) x 3.20m)

Double glazed window to front aspect, laminate flooring, radiator and access leading to kitchen.

Kitchen

11'3" x 8'0" (3.43m x 2.44m)

Original sash window to rear aspect, eye and base level units with roll top worksurfaces, fitted 'Neff' oven, five point hob and extractor hood with glass splashback, sink with mixer tap and drainer unit, space for fridge/freezer, washing machine and dishwasher, laminate flooring and spotlights.

Reception Two

10'6" x 7'9" (3.20m x 2.36m)

Double glazed window to side aspect, double glazed door leading to rear garden, addition double glazed patio doors leading to rear garden, laminate flooring, fixed seating to one wall.

W.C

Low flush W.C, wash hand basin with mixer tap, tiled floor.

First Floor Landing

Airing cupboard, loft access and doors leading to all rooms.

Bedroom One

14'1" x 11'2" (4.29m x 3.40m)

Two double glazed windows to front aspect, radiator and storage cupboard.

Bedroom Two

10'6" x 7'9" (3.20m x 2.36m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8'8" x 6'4" (max) (2.64m x 1.93m (max))

Double glazed window to rear aspect and radiator.

Bathroom

Velux window, panel enclosed bath with mixer tap and shower attachment, concealed low flush W.C, vanity sink with mixer tap, heated towel rail, spotlights, tiled floors and walls.

Exterior - Front

Raised flower beds with bushes.

Exterior - Rear

Patio paved area, rest laid to lawn, scattered trees and timber shed with power and lighting.

Lanes Estate Agents Enfield Reference Number

ET5202/AX/AX/AX/121124





GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

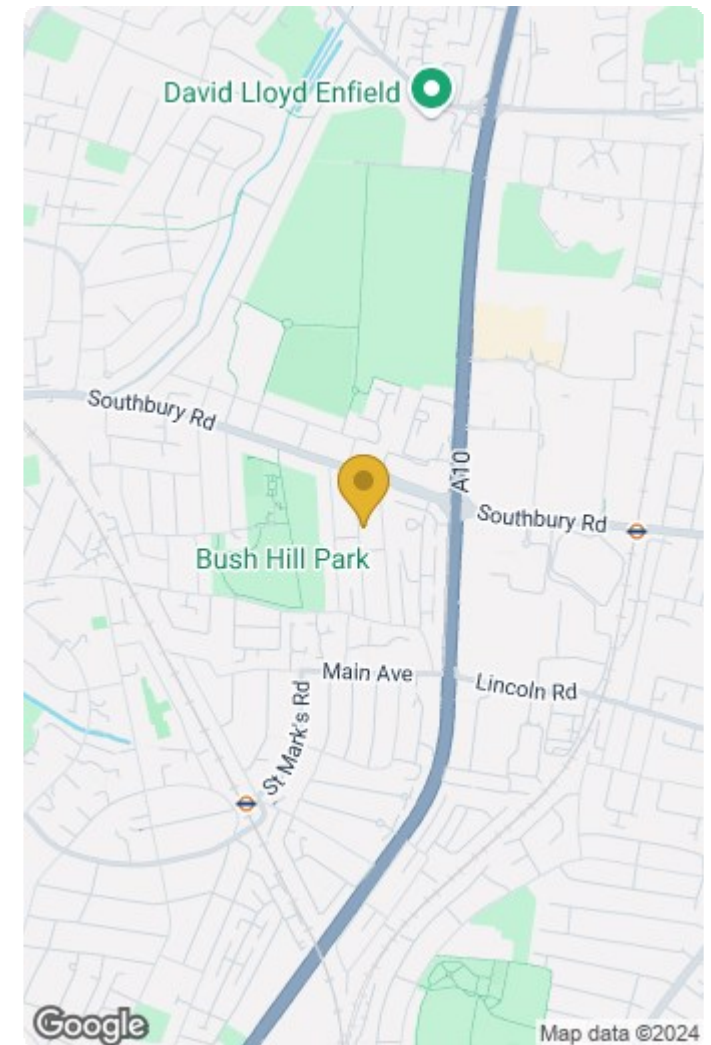


TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

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.
Made with Metropix ©2024

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

35 Church Street, London, EN2 6AJ

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

