



63 Lincoln Road, Enfield, EN1 1JU
Offers In Excess Of £550,000



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Nestled on the desirable Lincoln Road in Enfield, this charming three/four bedroom mid-terrace house presents an excellent opportunity for families and professionals alike. The property has been thoughtfully extended to the rear, providing an additional office room or fourth bedroom, perfect for those who require extra space for work or guests.

Upon entering, you are greeted by a welcoming lounge and a separate dining room, creating an ideal setting for both relaxation and entertaining. The ground floor also features a convenient shower room, enhancing the practicality of the home.

The first floor boasts three bedrooms, with fitted wardrobes in both the main and second bedroom, offering ample storage solutions. A well-appointed bathroom completes this level, ensuring comfort and convenience for all residents.

This property is offered chain free, allowing for a smooth and efficient purchase process. With keys held, viewings can be arranged at your earliest convenience.

Lincoln Road is a sought-after location, providing easy access to local amenities, schools, and transport links. This delightful home is ready to welcome its new owners, offering a blend of space, comfort, and potential. Don't miss the chance to make this lovely house your new home.



Hallway

Frosted double glazed window to front aspect, radiator, stairs leading to first floor landing, laminate flooring, doors leading to lounge, dining room, office room/bedroom four and shower room.

Lounge 13'7" (into bay) x 11'7" (4.14m (into bay) x 3.53m)

Double glazed bay window to front aspect, laminate wood flooring and radiator.

Dining Room 11'4" x 8'8" (3.45m x 2.64m)

Laminate wood flooring, radiator and access leading to kitchen.

Kitchen 11'2" x 9'4" (3.40m x 2.84m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel one and a half bowl sink with mixer tap, fitted double oven, gas hob and extractor hood, space for washing machine and dishwasher, double glazed door leading to rear garden, part tiled walls and tiled floor.

Office/Bedroom Four

8'3" (max) x 7'8" (2.51m (max) x 2.34m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

Shower Room

Shower cubicle, vanity sink with mixer tap, low flush W.C, spotlights, tiled floor and walls.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

14'0" (into bay) x 11'2" (into wardrobe) (4.27m (into bay) x 3.40m (into wardrobe))

Double glazed bay window to front aspect, laminate wood flooring, fitted wardrobe and radiator.

Bedroom Two

10'9" (into wardrobe) x 11'4" (3.28m (into wardrobe) x 3.45m)

Double glazed window to rear aspect, laminate wood flooring, fitted wardrobes and radiator.

Bedroom Three 8'3" x 5'9" (2.51m x 1.75m)

Double glazed window to front aspect and laminate wood flooring.

Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and walls.

Exterior - Rear

Mainly pattern brick paved with hardstanding concrete area to rear with large storage unit.

Lanes Estate Agents Enfield Reference Number

ET5218/AX/AX/AX/160125





GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

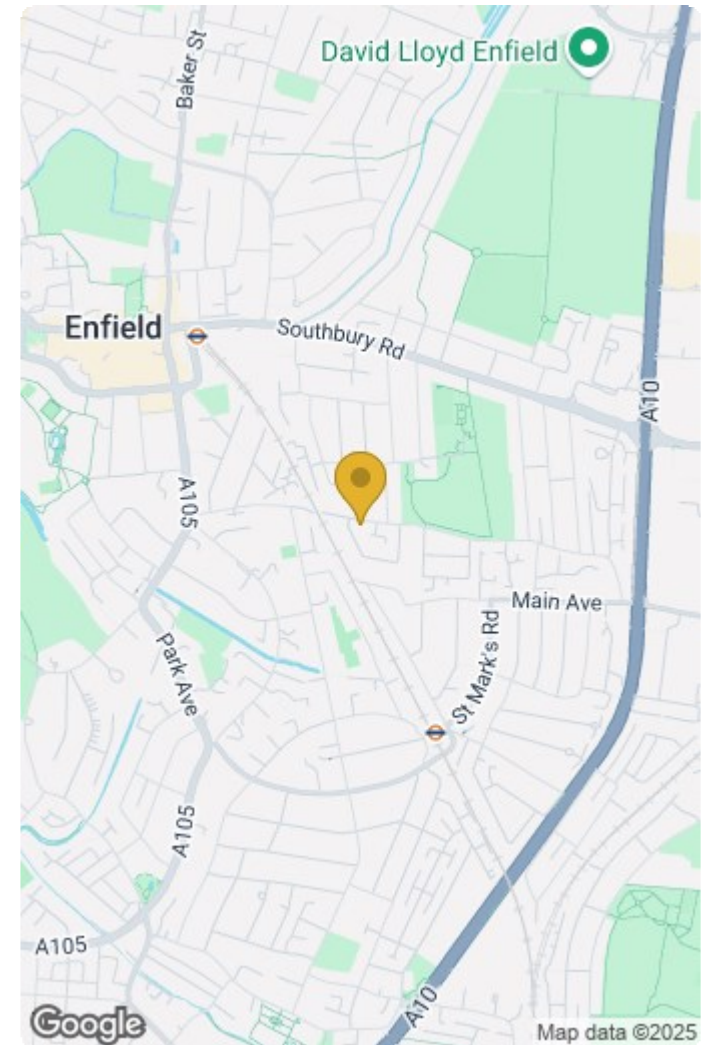


TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

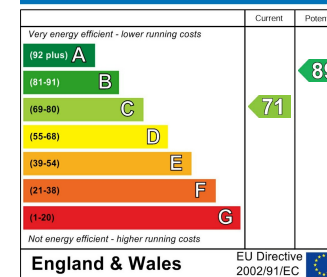
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

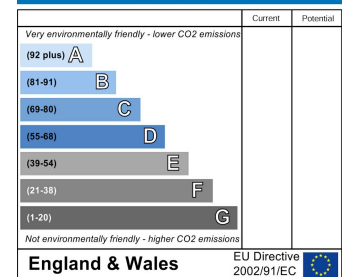
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors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



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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