



72 Fotheringham Road, Enfield, EN1 1QG

£650,000



## 72 Fotheringham Road, Enfield, EN1 1QG

Nestled on the charming Fotheringham Road in Enfield, this larger than average four-bedroom semi-detached Victorian house offers a delightful blend of original features and modern living. As you step inside, you are greeted by the grandeur of high ceilings that enhance the spaciousness of the home, creating an inviting atmosphere throughout.

The property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining. The separate dining area seamlessly opens into the kitchen, making it an ideal space for family gatherings or dinner parties. The open cast iron fireplace adds a touch of character and warmth, serving as a focal point in the living area.

With four generously sized bedrooms, this home provides ample space for a growing family or those who enjoy having guests. The first floor features a well-appointed bathroom, while the second floor is equipped with a convenient shower room, ensuring that morning routines are both efficient and comfortable.

This Victorian gem not only offers a spacious and functional layout but also retains the charm and elegance of its era. The combination of original features and modern amenities makes it a truly special place to call home. Whether you are looking for a family residence or a stylish retreat, this property on Fotheringham Road is sure to impress.



### Hallway

Radiator, stairs leading to first floor landing, under stair storage cupboard, doors leading to lounge and dining area.

### Lounge

24'2" (into bay) x 11;7" narrowing to 9'3" (7.37m (into bay) x 3.35m;2.13m narrowing to 2.82m)

Double glazed bay window to front aspect, double glazed window to rear aspect, feature cast iron open fireplace and two radiators.

### Dining Area

12'10" (into bay) bay 12'7" (3.91m (into bay) bay 3.84m)

Double glazed bay window to side aspect, radiator, tiled floor and archway leading to kitchen.

### Kitchen

9'8" x 9'2" (2.95m x 2.79m)

Double glazed bi-folding door leading to rear garden, double glazed window to side aspect, eye and base level units with 'Quartz' worktop surfaces, fitted five point gas hob with extractor hood, fitted oven and microwave, space for washing machine, dish washer and fridge/freezer, spotlights, tiled floor and part tiled walls.

### First Floor Landing

Spotlights, stairs leading to second floor landing, doors leading to bedroom two, bedroom three, bedroom four and bathroom.

### Bedroom Two

15'3" x 10'9" (4.65m x 3.28m)

Two double glazed windows to front aspect and radiator.

### Bedroom Three

11'9" x 9'8" (3.58m x 2.95m)

Double glazed window to rear aspect and radiator.

### Bedroom Four

10'8" x 9'4" (3.25m x 2.84m)

Double glazed window to rear aspect and radiator.

### Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C, radiator, heated towel rail, tiled floor and part tiled walls.

### Second Floor Landing

Skylight, doors leading to bedroom one and shower room.

### Bedroom One

15'8" x 14'4" narrowing to 9'10" (4.78m x 4.37m narrowing to 3.00m)

(restricted head height) Two Velux windows, double glazed window to rear aspect, radiator and under eaves storage.

### Shower Room

Frosted double glazed window to side aspect, low flush W.C, pedestal wash hand basin with mixer tap, shower cubicle, spotlights, heated towel rail, tiled floor and part tiled walls.

### Exterior - Front

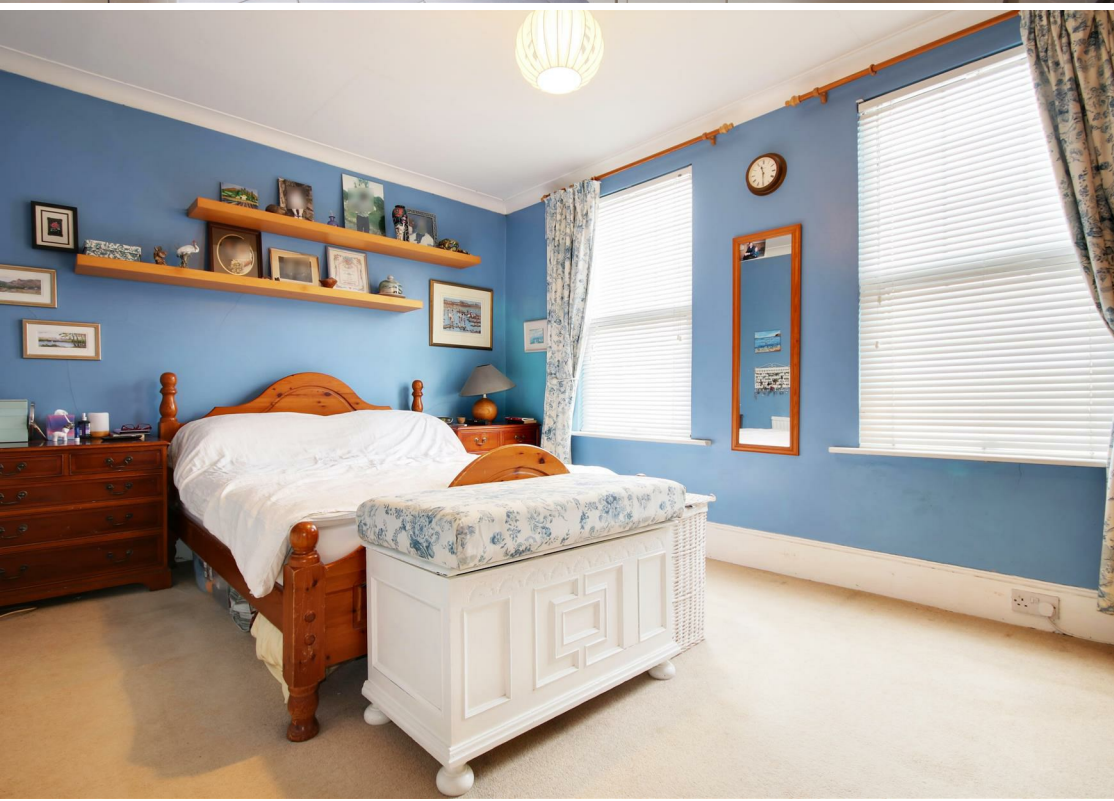
Pattern brick paved with gate to side leading to rear garden.

### Exterior - Rear

Part Crazy paved, gate to side leading to front garden, lawn area and decking area to rear with timber shed, flower bed borders with various plants, shrubs trees and bushes.

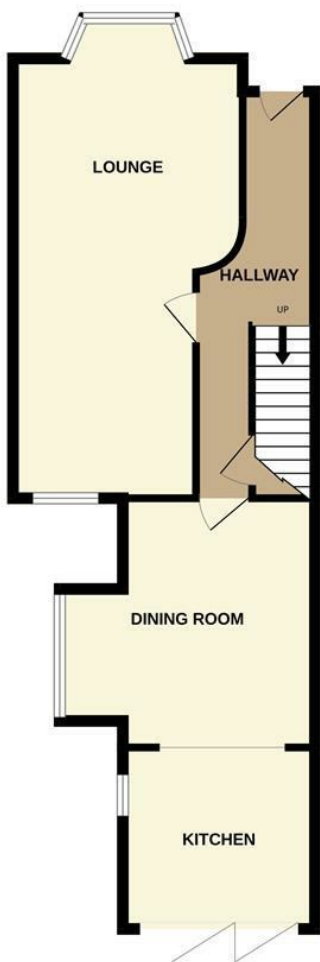
### Lanes Estate Agents Enfield Reference Number

ET5234/AX/AX/AX/180325





GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

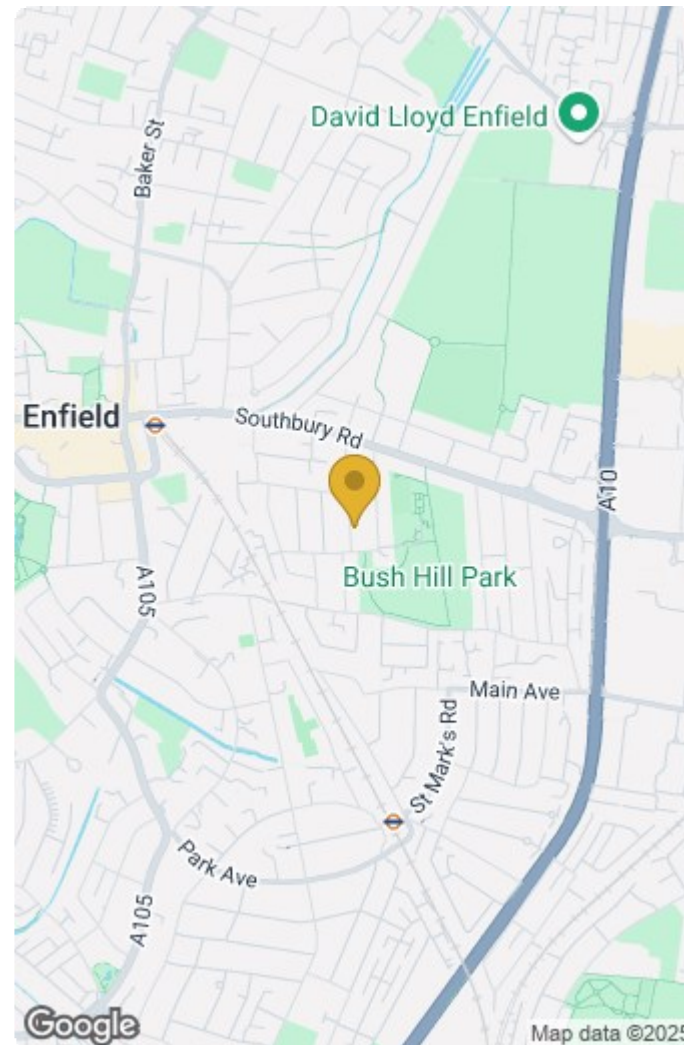


TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |