



8 Bertram Road, Enfield, EN1 1LT  
Offers In Excess Of £450,000





## 8 Bertram Road, Enfield, EN1 1LT

Lanes are delighted to offer this two bedroom mid terrace Victorian house situated in a popular turning off Southbury Road and conveniently located for Bush Hill Park, Enfield Town and Southbury Road rail stations along with the A10 road network. The property is also located within a stones throw to many restaurants, a leisure centre and Cineworld Cinema. Benefits to the property include first floor wet room, two reception rooms, two double bedrooms and more. This property has the added incentive of being offered with no onward chain. Call Now!! Keys Held!!



### **Inner Hallway**

Floorboards, radiator, stairs leading to first floor landing and access to dining room.

### **Lounge** 13'2" (into bay) x 10'9" (4.01m (into bay) x 3.28m)

Double glazed bay window to front aspect, floorboards, radiator and access leading to dining room.

### **Dining Room** 11'2" x 14'2" (3.40m x 4.32m)

Double glazed window to rear aspect, floorboards, radiator, large under stairs storage cupboard and door leading to kitchen.

### **Kitchen** 10'5" x 8'7" (3.18m x 2.62m)

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 and drainer unit, fitted cooker with gas hob and extractor, space for washing machine and fridge freezer, tiled walls and double glazed door leading to rear garden.

### **First Floor Landing**

Loft access, storage cupboard and doors leading to all rooms.

### **Bedroom One** 14'3" x 11'3" (4.34m x 3.43m)

Double glazed windows to front aspect, feature fire place, storage cupboard and radiator.

### **Bedroom Two** 11'2" x 9'2" (3.40m x 2.79m)

Double glazed window to rear aspect, feature fire place, radiator and storage cupboard.

### **Wet Room** 10'6" x 8'1" (3.20m x 2.46m)

Frosted double glazed window to rear aspect, wall mounted shower, low flush W.C, pedestal wash hand basin with mixer tap, heated towel rail, airing cupboard housing 'Vaillant' combination boiler and tiled walls.

### **Exterior - Front**

Patio Paved.

### **Exterior - Rear**

Mainly laid to lawn, patio area, raised flower bed to sides and timber shed.

### **Lanes Estate Agents Enfield Reference Number**

ET5116/AX/AX/AX/291123







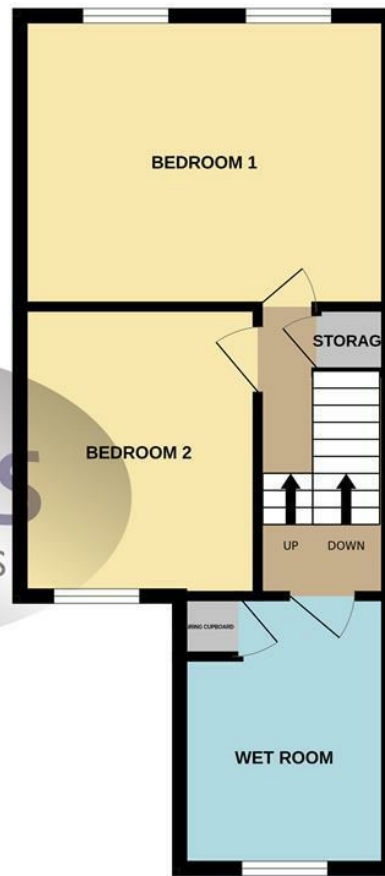




GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

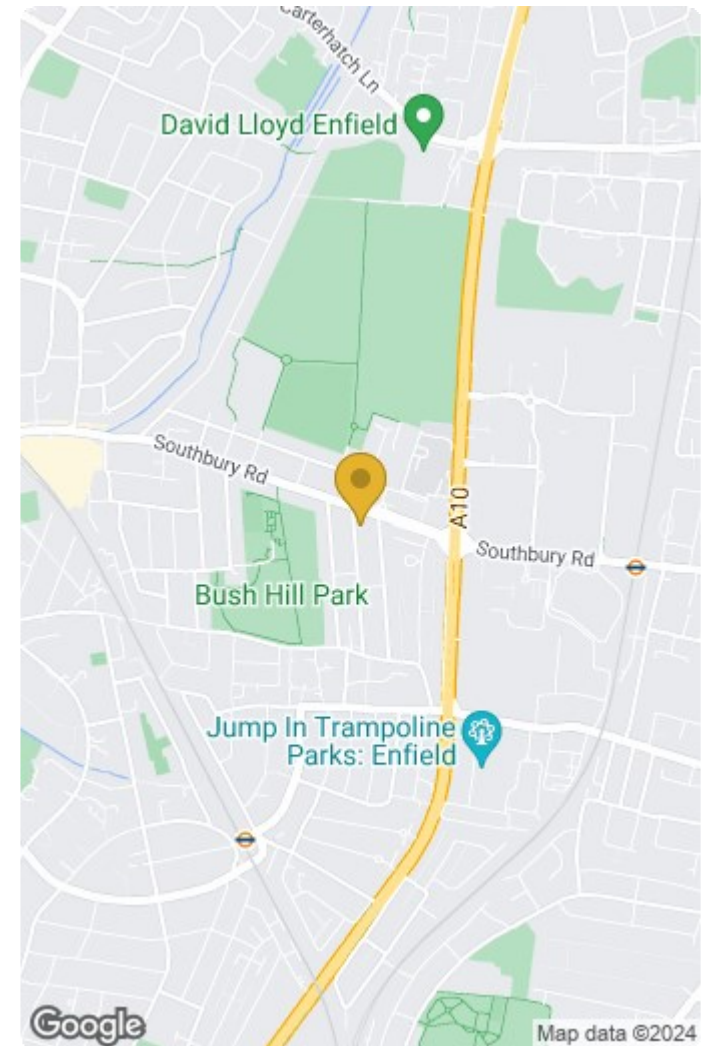


TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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		Class	Score
Very energy efficient - lower running costs	(92 plus)	A	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Score
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not so environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

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