



Yale

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108. Lincoln Road, Enfield, EN1 1JX
£475,000

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Welcome to this charming Victorian Two/Three bedroom mid-terrace house located on Lincoln Road in Enfield. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The property offers a first-floor shower room, while the additional ground floor W.C. is a practical feature for busy households.

Situated in a desirable area, this house is ideal for those looking for a blend of traditional style and modern comfort. The location offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

Don't miss the opportunity to make this Victorian gem your new home. Contact us today to arrange a viewing and experience the charm of Lincoln Road for yourself.



Inner Hallway

Radiator, stairs to first floor landing, door to reception room.

Dining Room

13'4" (into bay) x 10'9" (4.06m" (into bay) x 3.28m")

Double glazed window to rear aspect, radiator, access to lounge, door leading to kitchen.

Lounge

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

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

Kitchen

11'2" x 9'8" (3.40m" x 2.95m")

Double glazed window to rear aspect, eye and base level units, understairs storage cupboard, stainless steel sink with mixer tap, plumbed for washing machine, space for fridge, space for freezer, space for range cooker, double glazed door leading to rear garden, door to WC.

W.C

Frosted double glazed window to side aspect, part-tiled walls, low flush WC, wash hand basin with tap.

First Floor Landing

Loft access, doors leading to bedroom one, bedroom two and bedroom three/office.

Bedroom One

14'12" x 13'6" (4.27m" x 4.11m")

Two double glazed windows to front aspect and two radiators.

Bedroom Two

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

Double glazed window to rear aspect and radiator.

Bedroom Three/Office

8'2" x 6'9" (2.49m" x 2.06m")

Double glazed window to side aspect, radiator and door to shower room.

Shower Room

Frosted double glazed window to rear aspect, radiator, tiled walls, tiled floor, walk-in shower cubicle, wash hand basin with mixer tap, low flush WC and shaver point.

Exterior - Front

Paved with door leading to inner hallway.

Exterior - Rear

Paved patio area, rest artificial lawn.





GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

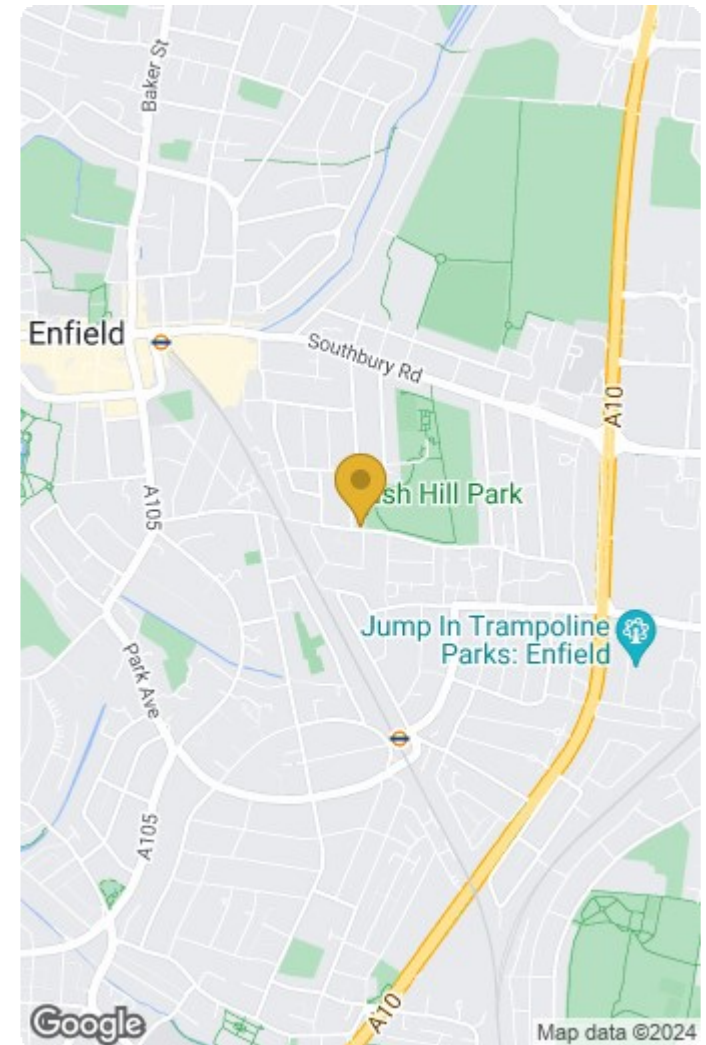


TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) approx.

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	Band
Very energy efficient	Lower running costs	A	89
(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 ₂) Rating		Class	Band
Very environmentally friendly	Lower CO ₂ emissions	A	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not so environmentally friendly	Higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

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