



66 Bertram Road, Enfield, EN1 1LT

£475,000

 BERTRAM ROAD EN1

Lanes
ESTATE AGENTS

66 Bertram Road, Enfield, EN1 1LT

Nestled on the charming Bertram Road in Enfield, this delightful two-bedroom mid-terrace Victorian house offers a perfect blend of character and modern living. As you step inside, you are welcomed by a spacious through lounge, which boasts high ceilings that enhance the sense of space and light throughout the home.

The property features a well-appointed first-floor four-piece bathroom suite, providing both comfort and convenience for residents. The two bedrooms are generously sized, making them ideal for a small family, couples, or individuals seeking extra space for a home office or guest room.

One of the standout features of this home is its prime location. It is situated within close proximity to Enfield Town Shopping Centre and Enfield Retail Park, ensuring that all your shopping and leisure needs are just a short stroll away. This vibrant area offers a variety of shops, restaurants, and amenities, making it an ideal spot for those who appreciate convenience and community.

This Victorian house is not just a home; it is a lifestyle choice, combining the charm of period features with the practicality of modern living. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy all that Enfield has to offer. Don't miss the chance to make this lovely house your new home.



Hallway

Laminate wood flooring, radiator, stairs leading to first floor landing and door leading to lounge.

Lounge

25'1" x 10'11" opening to 11'7" (7.65m x 3.33m opening to 3.53m)

Double glazed window to front aspect, laminate wood flooring, two radiators, feature gas cast iron fireplace, under stair storage cupboard, door leading to kitchen and double glazed door leading to rear garden.

Kitchen

10'5" x 7'9" (3.18m x 2.36m)

Double glazed window to rear aspect, eye and level units with granite worktop surfaces, one and a half bowl sink with mixer tap, fitted 'Bosch' oven, 'Bosch' induction hob and extractor hood, space for washing machine, dish washer and fridge/freezer, tiled floor, part tiled walls and double glazed door leading to rear garden.

First Floor Landing

Loft access, storage cupboard, doors leading to bedroom one, bedroom two and bathroom.

Bedroom One

13'5" x 11'5" (4.09m x 3.48m)

Two double glazed windows to front aspect, fitted wardrobes and radiator.

Bedroom Two

11'5" x 8'2" (3.48m x 2.49m)

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

Bathroom

Frosted double glazed window to rear aspect, four piece suite comprising of freestanding claw foot bath with mixer tap, corner shower cubicle, low flush W.C, pedestal wash hand basin with pillar taps. radiator, heated towel rail, tiled floor and part tiled walls.

Exterior - Front

Patio paved.

Exterior - Rear

Part patio paved, rest laid to lawn and a timber shed with power and lighting.

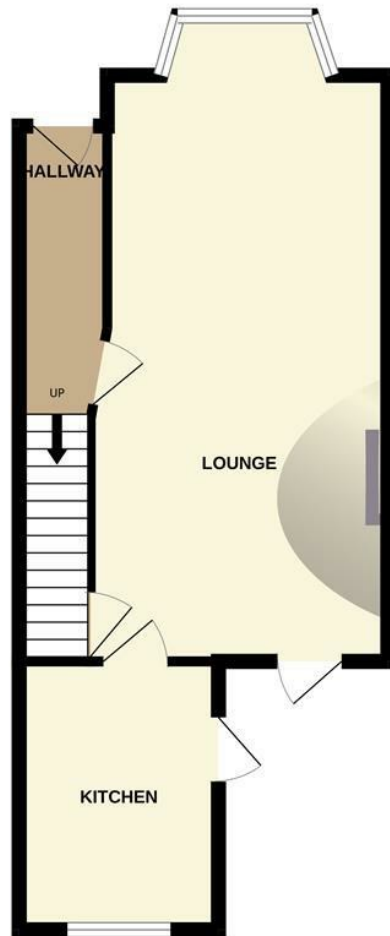
Lanes Estate Agents Enfield Town Reference Number

ET5245/AX/AX/AX/240425





GROUND FLOOR



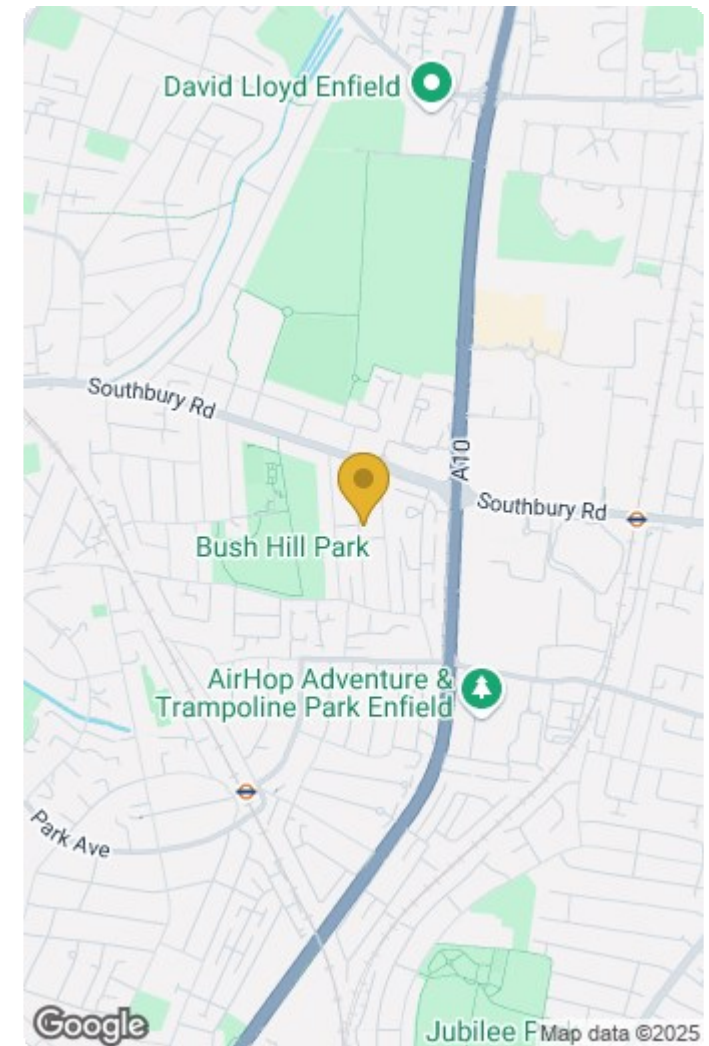
1ST FLOOR



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
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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