



115 Fotheringham Road, Enfield, EN1 1QD

Offers In Excess Of £565,000

Lanes
ESTATE AGENTS

115 Fotheringham Road, Enfield, EN1 1QD

Nestled on the charming Fotheringham Road in Enfield, this delightful three-bedroom mid-terrace Victorian house offers a perfect blend of character and modern convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the extended rear provides a practical ground floor W.C, enhancing the functionality of the home.

The first floor features a well-appointed bathroom, ensuring comfort for all residents. With three bedrooms providing ample space for family living or guest accommodation.

An added bonus is the outhouse, which comprises a large main room, a shower room, and a storage room. This versatile space can be transformed to suit your needs, whether as a home office, gym, or additional living area.

Situated within easy reach of Enfield Town's vibrant shopping centre and excellent transport links, this property is perfect for those seeking both convenience and a sense of community. With its appealing Victorian charm and modern enhancements, this home is a wonderful opportunity for families and professionals alike. Don't miss the chance to make this lovely house your new home.



Porch	
Lounge	24'4" x 14'1" (7.42m x 4.29m)
Lobby	5'6" x 3'8" (1.68m x 1.12m)
Kitchen	15'6" x 9'1" (4.72m x 2.77m)
W.C	3'8" x 3'2" (1.12m x 0.97m)

First Floor Landing

Bedroom One	13'9" x 13'2" (4.19m x 4.01m)
Bedroom Two	10'8" x 8'8" (3.25m x 2.64m)
Bedroom Three	9'1" x 5'8" (2.77m x 1.73m)
Bathroom	6'4" 4'8" (1.93m 1.42m)

Front Garden

Rear Garden

- Outhouse
- Main Room 13'6" x 12'0"
- Shower Room 5'4" x 4'2"
- Large Storage Area 6'3" x 4'1"

Lanes Estate Agents Enfield Reference Number
ET5300/AX/AX/AX/101125





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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 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

