



67 Fotheringham Road, Enfield, EN1 1PX

£550,000

**Lanes**  
ESTATE AGENTS



## 67 Fotheringham Road, Enfield, EN1 1PX

Lanes Enfield are pleased to present this semi-detached Victorian house on the popular 'Fotheringham Road'. Boasting three generously sized double bedrooms, this property is perfect for families or those looking for extra space. The house features two reception rooms, providing ample room for relaxation and entertaining guests.

The first-floor bathroom and convenient ground floor W.C enhance the practicality of the layout, making daily living comfortable and accessible. While the property is in need of modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences. Additionally, there is potential for extension, subject to the necessary planning permissions, allowing for further enhancement of this already spacious home.

Situated within close proximity to Enfield Town Shopping Centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. The excellent transport facilities nearby ensure that commuting to central London and beyond is both convenient and efficient.

This larger style Victorian semi-detached house is a rare find in a desirable location, offering both character and potential. Whether you are looking to create your dream home or invest in a property with great possibilities, this house on Fotheringham Road is not to be missed.



**Door To**

**Hallway**

**Lounge**

22'3 x 11'6 narrowing to 9'4 (6.78m x 3.51m narrowing to 2.84m)

**Dining Room**

12'8 x 9'9 into alcove and plus bay (3.86m x 2.97m into alcove and plus bay)

**Kitchen**

9'3 x 6'7 openign to 9'9 (2.82m x 2.01m openign to 2.97m)

**Lean to**

**W.C**

**First Floor Landing**

**Bedroom One**

15'3 x 11'1 (4.65m x 3.38m)

**Bedroom Two**

10'8 x 9'6 (3.25m x 2.90m)

**Bedroom Three**

11'9 x 10'2 into alcove (3.58m x 3.10m into alcove)

**Bathroom**

**Front Garden**

Paved

**Rear Garden**

Paved with laid lawn and side pedestrian access

**Reference**



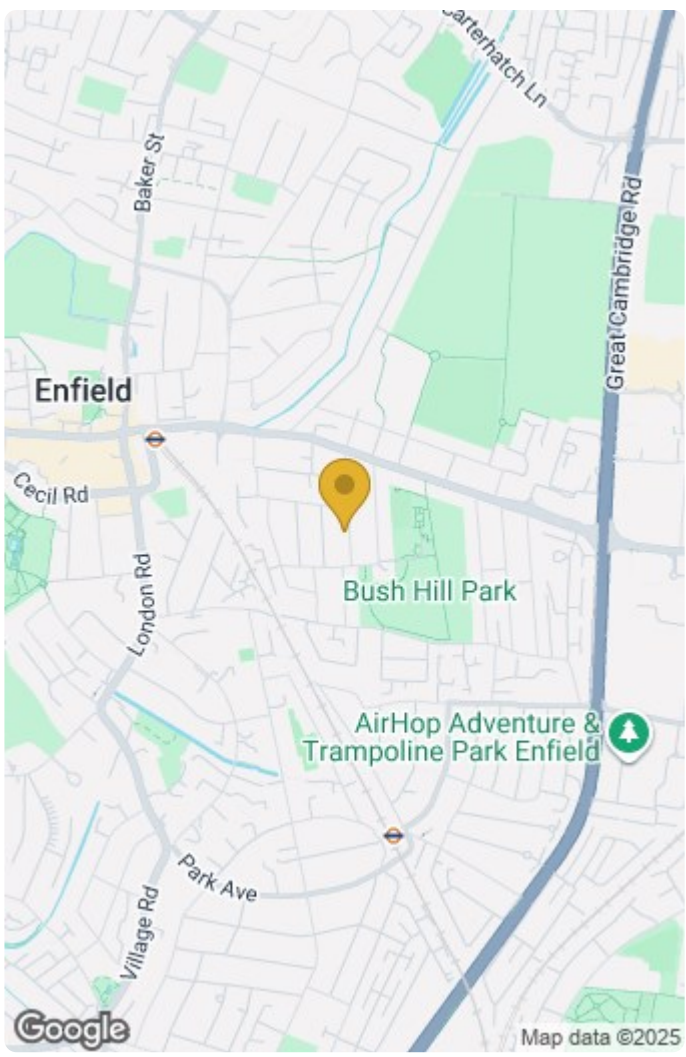






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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

