



131 Lincoln Road, Enfield, EN1 1LH

£450,000



## 131 Lincoln Road, Enfield, EN1 1LH

Nestled on Lincoln Road in Enfield, this charming three-bedroom mid-terrace Victorian cottage offers a delightful blend of character and modern living. The property boasts a south-westerly facing rear garden, perfect for enjoying the afternoon sun and ideal for outdoor gatherings or quiet relaxation.

Inside, the home features a spacious lounge that invites you to unwind, complemented by a separate sun room at the rear, which provides a bright and airy space to enjoy the views of the garden. The ground floor is thoughtfully designed with a convenient bathroom, while a separate wet room is located on the first floor, ensuring practicality for family living.

This property is perfectly situated, providing easy access to the vibrant Enfield Town, where you can find a variety of shops, cafes, and amenities. Additionally, Bush Hill Park Station is within close proximity, making commuting to central London a breeze.

This Victorian cottage is an excellent opportunity for those seeking a comfortable family home in a well-connected area. With its charming features and convenient location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.



**Lounge** 23'8" x 11'1" (7.21m x 3.38m)

**Kitchen** 10'10" x 9'5" (3.30m x 2.87m)

**Lobby** 5'10" x 3'8" (1.78m x 1.12m)

**Bathroom** 6'0" x 6'3" (1.83m x 1.91m)

**Sun Room** 12'0" x 11'1" (3.66m x 3.38m)

**First Floor Landing**

**Bedroom One** 11'10" x 10'0" (3.61m x 3.05m)

**Wet Room** 5'4" x 2'3" (1.63m x 0.69m)

**Bedroom Two** 10'5" x 8'4" (3.18m x 2.54m)

**Bedroom Three** 9'6" x 6'3" (2.90m x 1.91m)

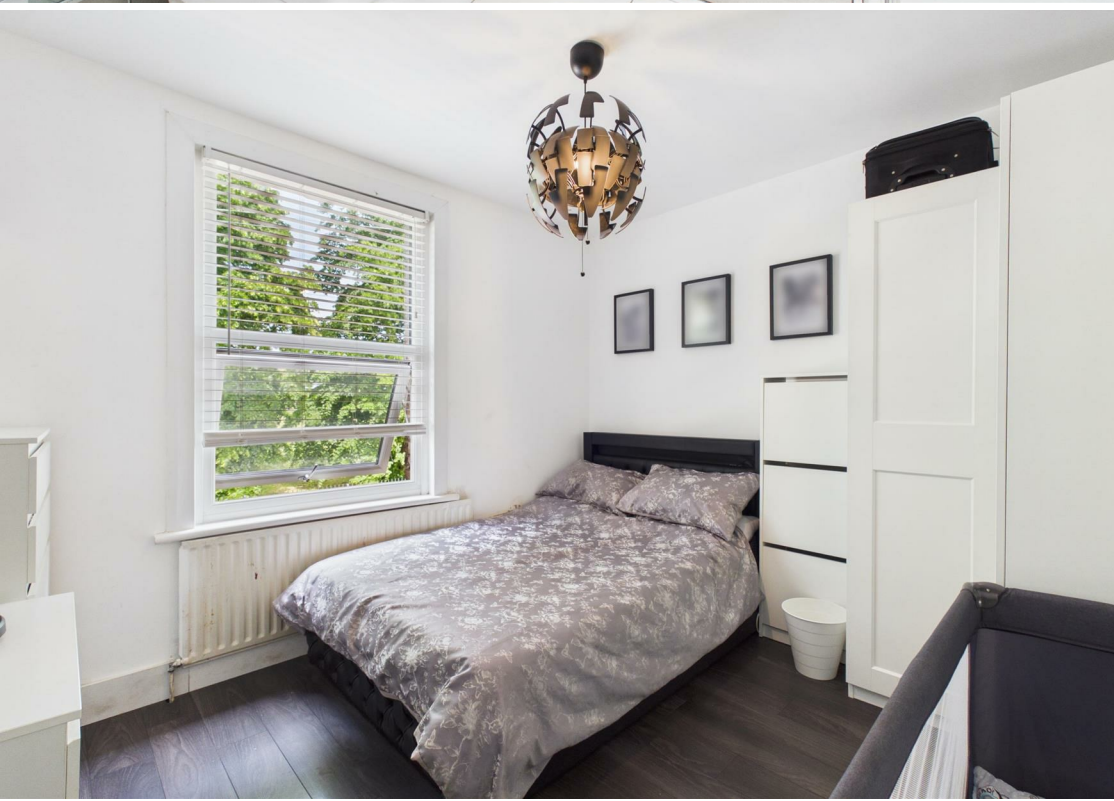
**Front Garden**

**Rear Garden**

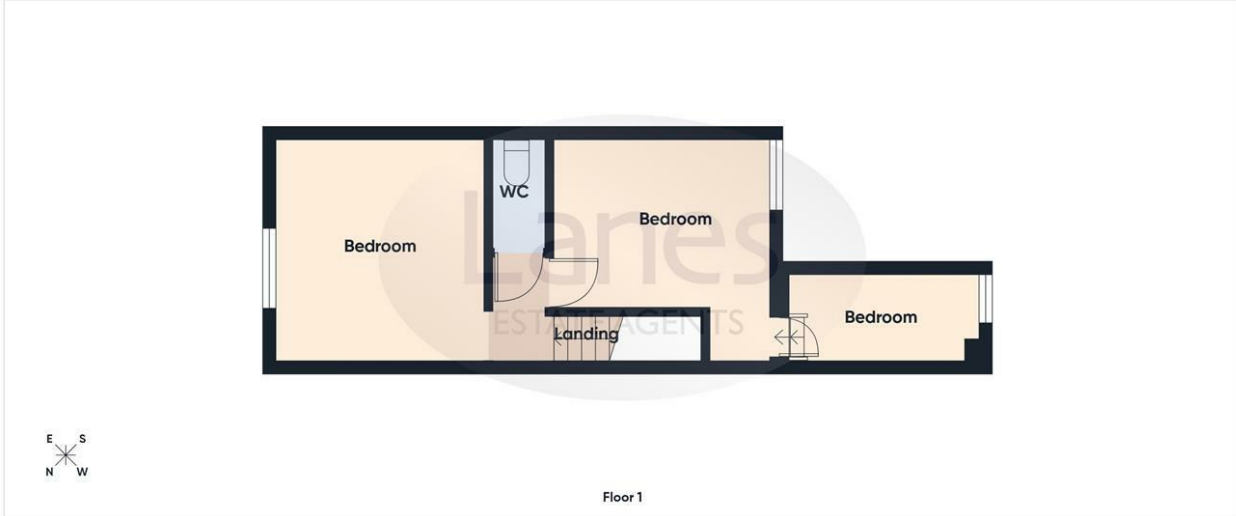
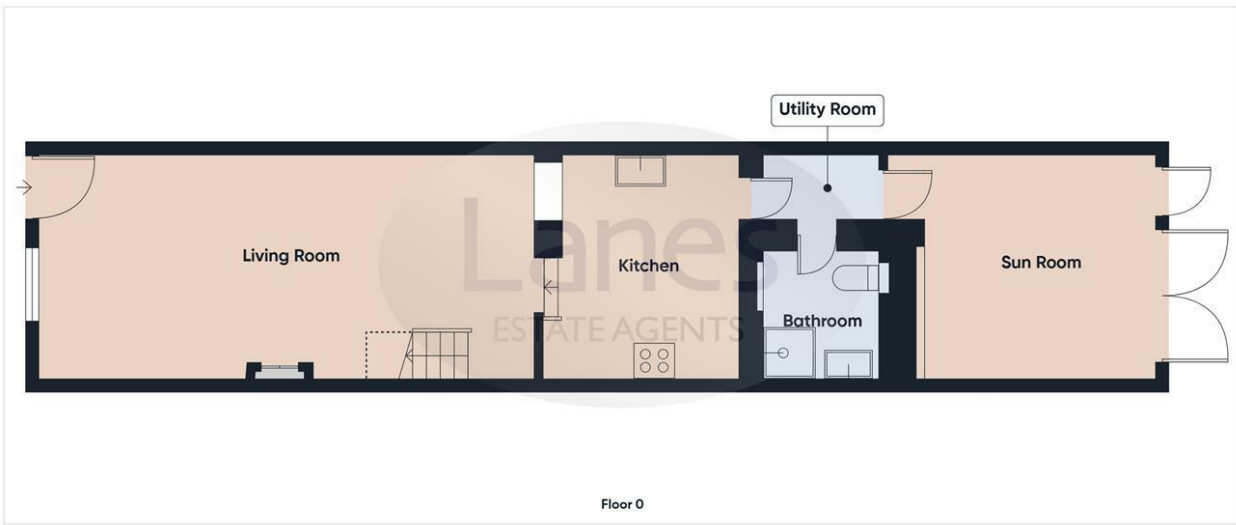
South Westerly Facing

**Lanes Estate Agents Enfield Reference Number**

ET5341/AX/AX/AX/290526







**Approximate total area<sup>m</sup>**  
 77 m<sup>2</sup>  
 830 ft<sup>2</sup>

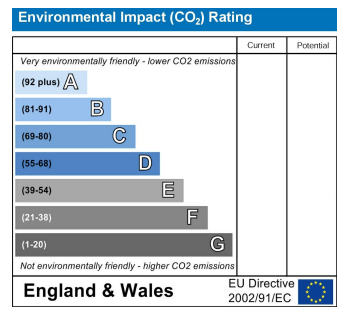
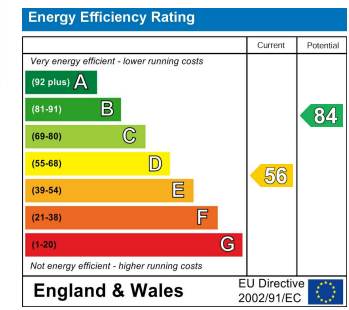
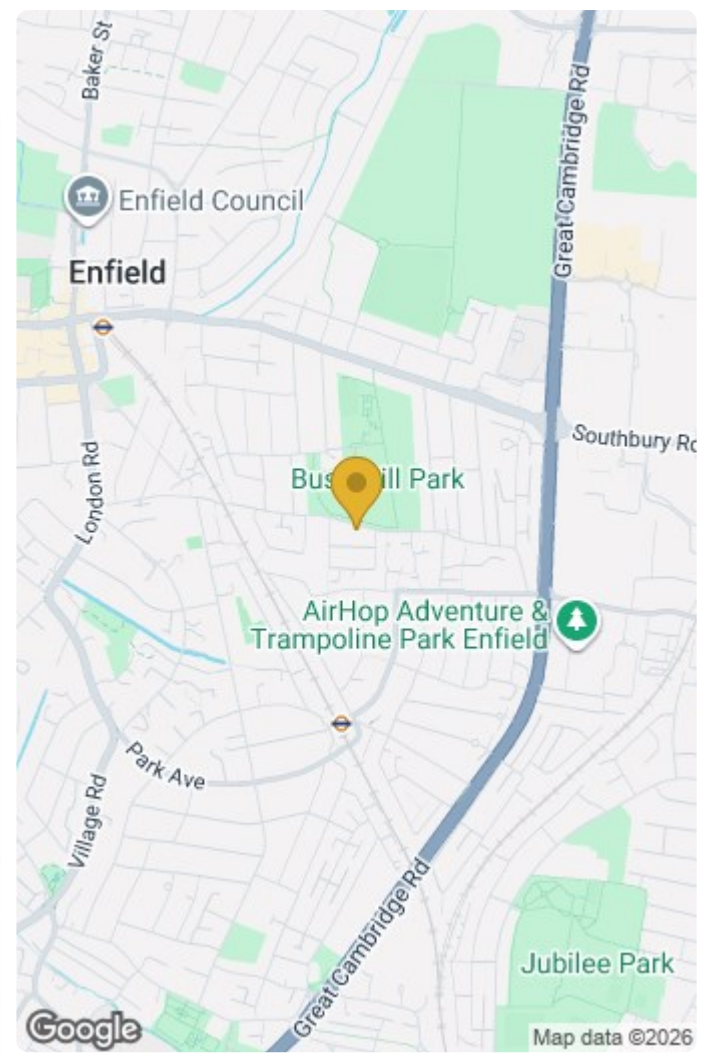
**Reduced headroom**  
 1 m<sup>2</sup>  
 11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
 ..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



**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.

