



18 St. Marks Road, Enfield, EN1 1BE

£700,000

Lanes
ESTATE AGENTS

18 St. Marks Road, Enfield, EN1 1BE

Lanes Enfield are pleased to present to the market this rarely available, larger than average four-bedroom mid-terraced Edwardian house. The property offers a delightful blend of period charm and modern living. As you step inside, you will be greeted by an array of original features, including exquisite doors, elegant fireplaces, and impressively high ceilings among other features.

The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The heart of the home is undoubtedly the expansive 27ft kitchen diner. Additionally, the ground floor benefits from a convenient W.C., while the first floor is home to a well-appointed bathroom.

Location is key, and this residence is ideally situated just a five-minute walk from Bush Hill Park Train Station, ensuring easy access to central London and beyond. Local shops are also within close proximity, catering to your everyday needs.

This Edwardian gem is perfect for families seeking a spacious and characterful home in a vibrant community. With its blend of historical charm and practical living spaces, this property is not to be missed. Come and experience the unique appeal of this lovely home for yourself.



Hallway

Reception One

15'0" x 14'8" (into bay) (4.57m x 4.47m (into bay))

Reception Two

12'6" x 11'6" (3.81m x 3.51m)

Kitchen/Diner

27'8" x 11'6" (8.43m x 3.51m)

W.C

5'6" x 2'5" (1.68m x 0.74m)

First Floor Landing

Bedroom One

14'9" (into bay) x 11'5" (4.50m (into bay) x 3.48m)

Bedroom Two

12'7" x 11'9" (3.84m x 3.58m)

Bedroom Three

11'4" x 11'2" (3.45m x 3.40m)

Bedroom Four

8'5" x 7'1" (2.57m x 2.16m)

Front Garden

Driveway for two vehicles

Rear Garden

East Facing

Lanes Estate Agents Enfield Reference Number

ET5310/AX/AX/AX/260126





La
ESTATE



Lanes
ESTATE AGENTS

Approximate total area⁽¹⁾
129.7 m²

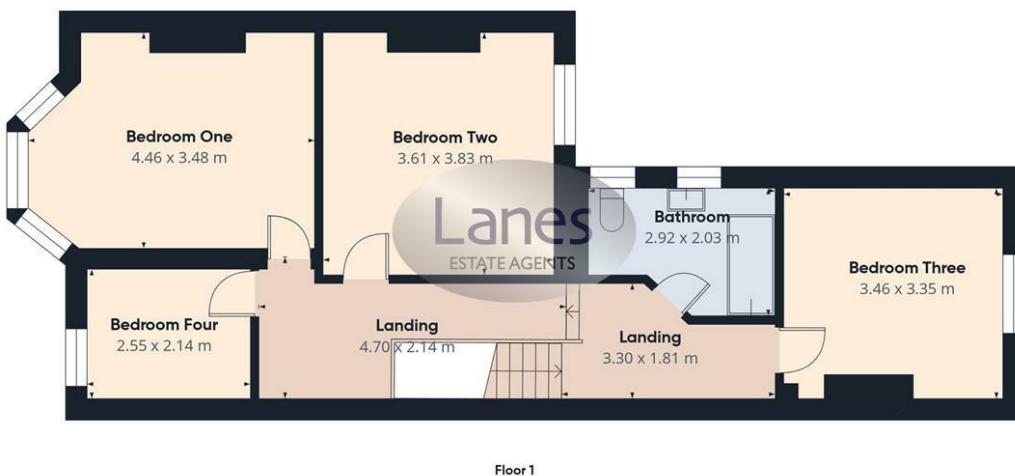
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

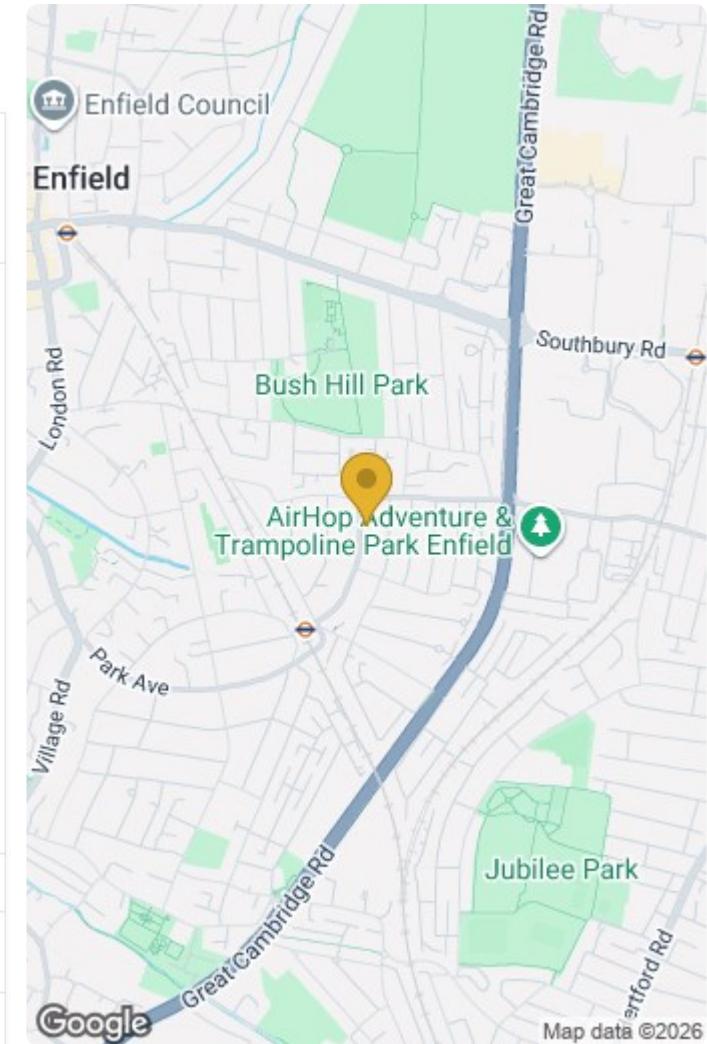
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	