



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

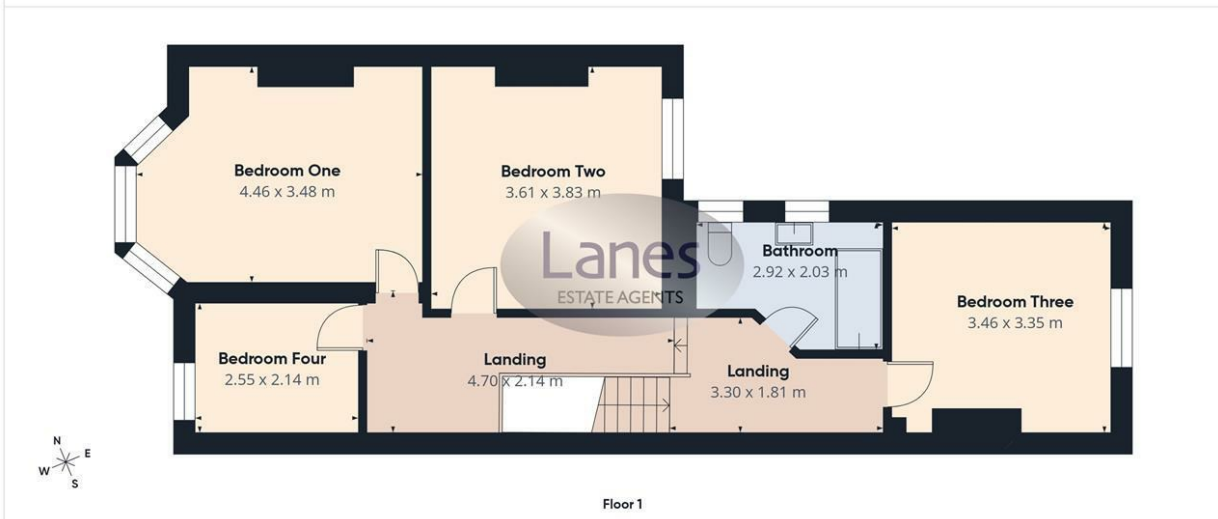












Approximate total area<sup>m</sup>

129.7 m<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

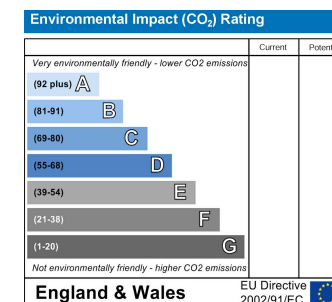
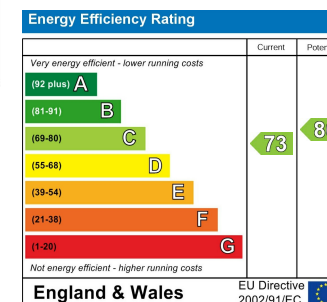
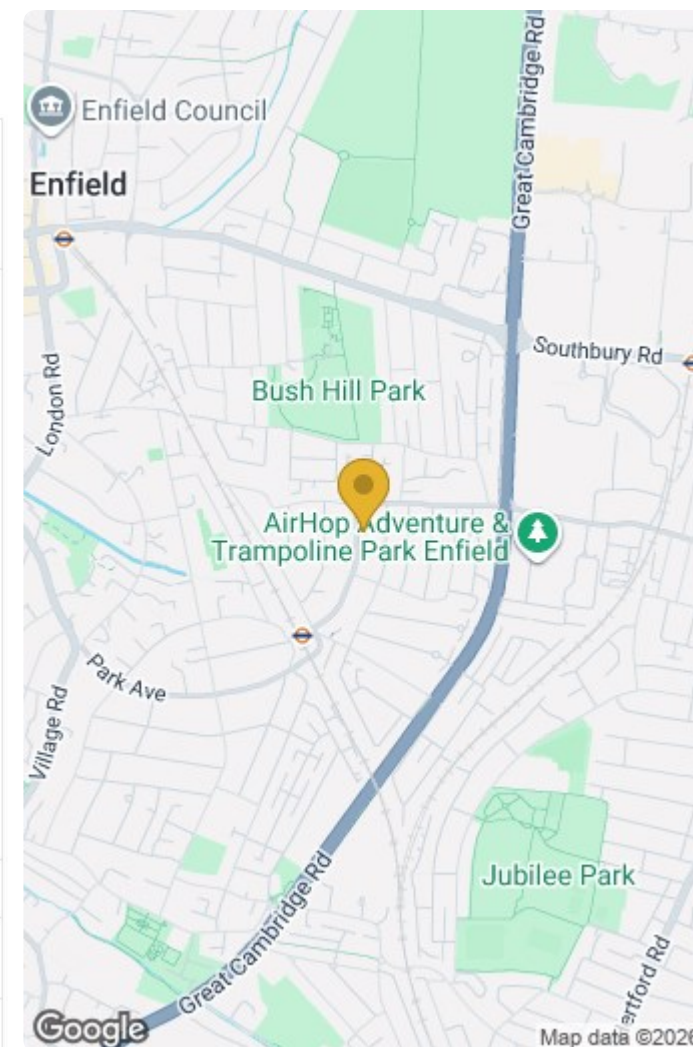
(1) Excluding balconies and terraces

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.

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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.

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