



FOR SALE
kings
GROUP
020 8364 4110

Fotheringham Road, EN1 1QG
Enfield





the kings
GROUNDS

Fotheringham Road, EN1 1QG

****Viewing Day Saturday 4th July**** (Via appointment only) Offered to the market chain free, this substantial three double bedroom Victorian semi-detached residence presents an exceptional opportunity for buyers seeking a characterful home with the potential to create a truly bespoke living environment.

Extending to approximately 109 sq m of internal accommodation, the property offers generous proportions throughout. The ground floor features an impressive through lounge, providing an excellent space for both relaxation and entertaining, alongside a separate dining room. The kitchen leads through to a conservatory, creating additional living space with views over the garden, while a convenient downstairs WC completes the accommodation on this level. The first floor is arranged around a spacious landing and comprises three well-proportioned double bedrooms together with a family bathroom. Externally, the home benefits from a notably large rear garden.

The property enjoys a highly desirable location within walking distance of the open green spaces of Bush Hill Park and Enfield Playing Fields. For commuters, excellent transport connections are close at hand, with swift access to the A10, providing convenient links to the M25, A406 and surrounding areas. Enfield Town Station(0.4 miles) and Bush Hill Park Station(0.5 miles) are both within easy reach, offering direct services into Central London, while a variety of local bus routes further enhance connectivity.

Residents will also appreciate the property's proximity to the vibrant Enfield Town Centre, home to an extensive selection of restaurants, cafés, leisure facilities and well-known retailers including H&M, Waitrose, New Look and JD Sports. Families are particularly well served by the excellent educational options nearby, with sought after schools including George Spicer Primary School, Bush Hill Park Primary School and Kingsmead School all within the local catchment area.

£475,000



- Chain Free
- A Superb Blank Canvas for Buyers Looking to Put Their Own Stamp on Their Next Home
- Downstairs WC and Upstairs Family Bathroom
- Benefiting From Access to Highly Regarded Schooling, Including George Spicer Primary School & Bush Hill Park Primary School
- Close to Open Green Spaces Including Bush Hill Park and Enfield Playing Fields
- Characterful Three Double Bedroom Victorian Semi-Detached Residence
- Two Versatile Reception Rooms Comprising a Bright Through Lounge & Independent Dining Room
- Superb Commuter Location with Nearby Access to Enfield Town & Bush Hill Park Railway Stations
- Within Walking Distance of Enfield Town Centre and a Short Drive to Enfield Retail Park
- Highly Sought After Bush Hill Park Location





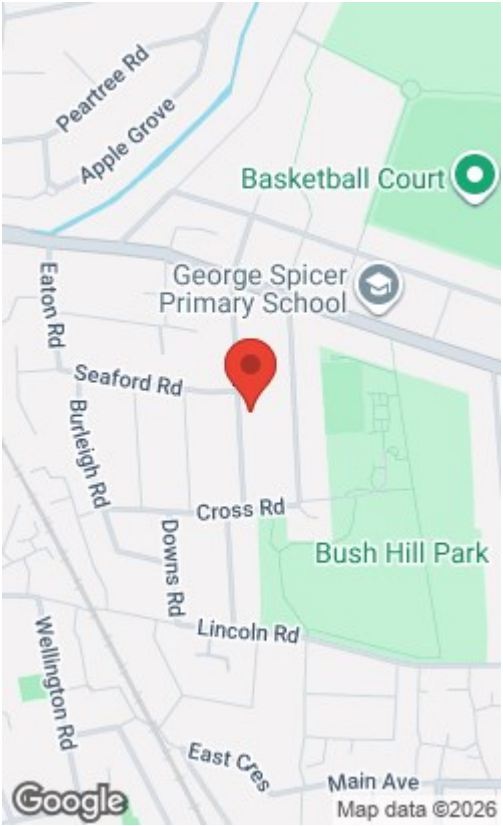


kings
GROUP



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		



Total area: approx. 108.8 sq. metres (1170.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Fotheringham Rd

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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