



Fotheringham Road, EN1 1QD
Enfield





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Situated on a highly sought after residential street in Bush Hill Park, this charming two/three-bedroom Victorian terraced home is a rare offering, effortlessly combining timeless period character with modern day comfort. Boasting exceptional kerb appeal, the property immediately impresses with its elegant façade and inviting presence.

Arranged over two well-proportioned floors, the accommodation begins with a spacious front reception room. To the rear, a second reception room provides a versatile living and dining space, ideal for modern family living and hosting guests alike. The dual aspect fitted kitchen is thoughtfully designed, offering generous worktop space and ample storage, and leads seamlessly into a practical lean-to area. A true highlight of the home is the impressive rear garden, predominantly laid to lawn and offering a peaceful and private retreat. It provides an ideal setting for outdoor entertaining, family enjoyment, or simply unwinding in tranquil surroundings. Upstairs, the property continues to impress with two generously sized double bedrooms, along with a third room perfectly suited as a nursery or home office. A stylish three piece bathroom suite completes the first floor.

The location is exceptional, offering excellent transport connections with Enfield Town Station and Bush Hill Park Station both within easy walking distance, providing swift access into Central London. Road users will also benefit from convenient access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas and beyond.

Families will appreciate being within the catchment area of several highly regarded schools, including George Spicer Primary School, Bush Hill Park Primary School, and Kingsmead School. A range of local shops and cafés are just a short stroll away, while the vibrant Enfield Town Centre and retail park offer an extensive selection of restaurants, supermarkets, and popular high street brands.

Offers In Excess Of £500,000



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- A Charming and Well-Presented Two/Three Bedroom Period Terrace House
- Two Versatile Reception Rooms Perfectly Suited to Living and Dining Spaces
- A Bright Dual-Aspect Fitted Kitchen with Generous Surfaces and Units
- Benefiting From Inclusion Within the Catchment Area of Local Schools, including George Spicer Primary School and Kingsmead School
- Ideally Situated Close to a Range of Local Shops and Everyday Amenities
- Chain Free
- A Beautifully Proportioned Rear Garden, Predominantly Laid to Lawn
- Conveniently Located Within Easy Reach of Green Open Spaces such as Bush Hill Park and Enfield Playing Fields
- Within Close Proximity of Enfield Town Station(0.4 miles) and Bush Hill Park Station(0.5 miles)
- A Superb Family Home in a Desirable and Well-Regarded Location





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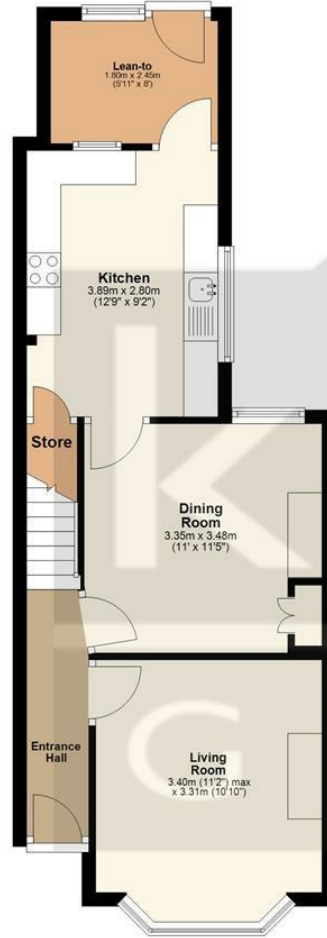
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	88	England & Wales	EU Directive 2002/91/EC	69

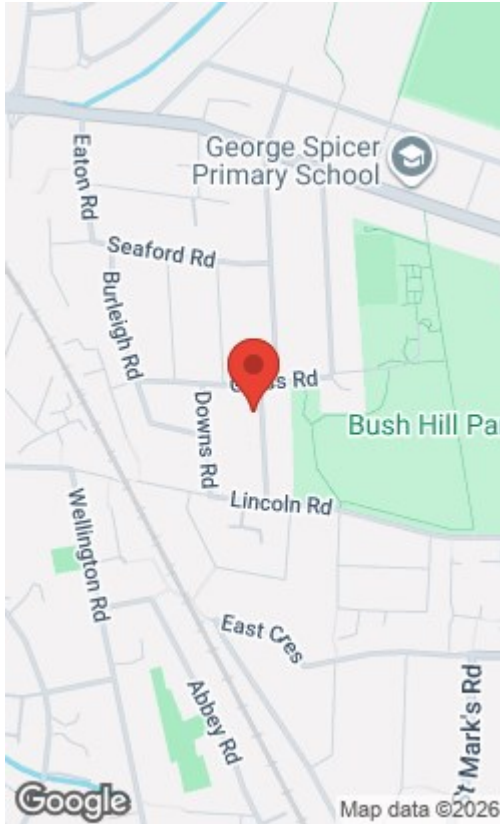
Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet) (excluding Landing)



Total area: approx. 79.6 sq. metres (857.0 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 Road

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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