



Bertram Road, EN1 1LP
Enfield





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Welcome to this outstanding four bedroom Victorian end of terrace residence, showcasing a seamless blend of timeless period charm and generous living space, this exceptional home presents a rare opportunity to acquire a property of both character and modern day convenience.

Celebrated for its enduring appeal, Bush Hill Park is highly regarded for its strong sense of community and family friendly atmosphere. The property enjoys an enviable setting within easy reach of an excellent schools, a broad selection of local shops, cafés, and restaurants, alongside superb transport links offering effortless connectivity to surrounding areas and beyond.

Upon entering, you are immediately welcomed by an impressive dual-aspect through lounge, beautifully illuminated by natural light streaming from both the front and rear aspects. This elegant reception space is further enhanced by practical under-stair storage, creating a perfect balance of style and functionality. To the rear, a newly renovated kitchen/dining room provides a contemporary and sociable hub of the home, ideal for both everyday living and entertaining. A conveniently located ground floor WC completes this level.

The upper floors continue to impress, offering thoughtfully arranged and versatile accommodation. The first floor comprises two well-proportioned double bedrooms, including a superb principal bedroom with the added luxury of a private en-suite shower room, complemented by a stylish family bathroom. The second floor provides two further spacious bedrooms, ideal for growing families, guest accommodation, or dedicated home working spaces.

£550,000



- A Beautifully Appointed Four Bedroom End of Terrace Victorian House
- A Fully Powered Summer House with Lighting, Ideal For Relaxing, Entertaining, or Use as a Home Office
- An Impressive-Sized Through Lounge, Currently Arranged with Distinct Living and Dining Areas
- Falling Within the Catchment for Excellent Local Schools Including George Spicer Primary, Bush Hill Park Primary, and Kingsmead School
- Close to Open Green Spaces Including Bush Hill Park and Enfield Playing Fields

- Ground Floor WC, a Stylish Family Bathroom, and an En-Suite Shower Room
- A Sleek and Stylish Newly Refurbished Kitchen, Complemented by a Dedicated Dining Area
- A Neatly Presented Garden
- Easy Access to Enfield Town Centre and Retail Park, Offering a Vibrant Mix of High Street Favourites and Dining Options
- Within Walking Distance of Bus Routes, Bush Hill Park Station(0.5 miles) and Enfield Town Station(0.7 miles), Both Offering Direct Links into Central London



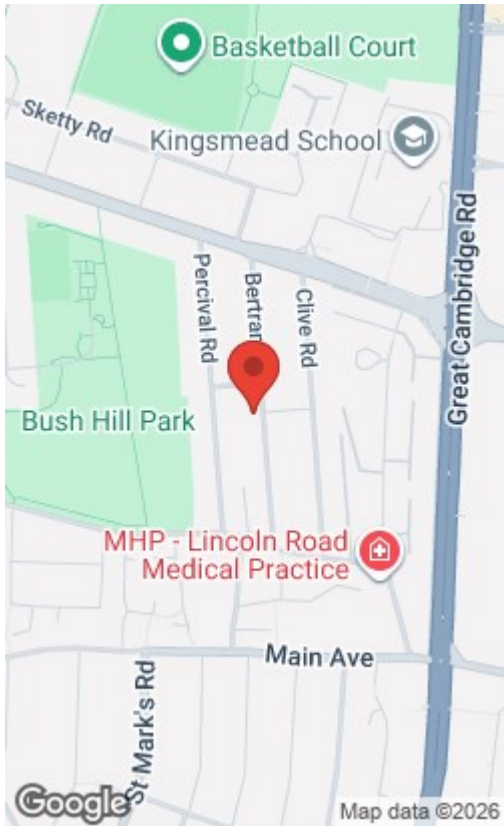


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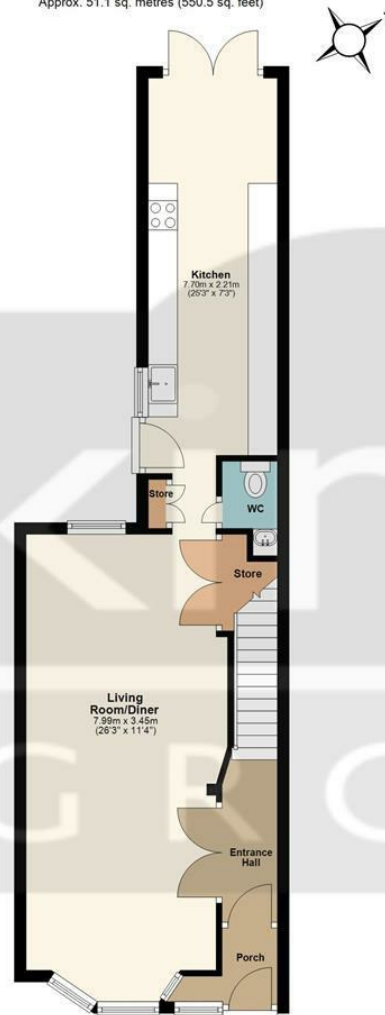


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(2 plus) A		
(81-91) B			(B1-B1)	B	
(69-80) C			(B2-B2)	C	
(55-68) D			(C1-C1)	D	
(39-54) E			(D1-D1)	E	
(21-38) F			(E1-E1)	F	
(1-20) G			(F1-F1)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	68



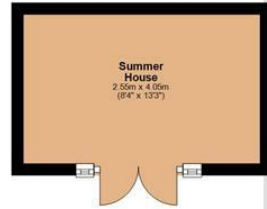
Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Outbuilding

Approx. 10.3 sq. metres (111.2 sq. feet)



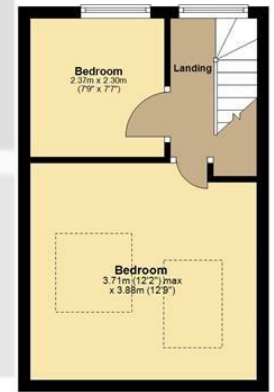
First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.4 sq. feet)



Total area: approx. 125.1 sq. metres (1346.9 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.□

Bertram 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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