

Fotheringham Road, Enfield, EN1 1QE



Guide Price £465,000

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £490,000

Kings Group- Enfield Town are delighted to offer this CHAIN FREE THREE BEDROOM VICTORIAN TERRACE HOUSE situated in Fotheringham Road, EN1.

Conveniently located, the property is within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including George Spicer Primary and Bush Hill Park Primary Schools. The property is also conveniently located for access to local shops and amenities including Enfield's Retail Park. The A10 / A406 and M25, all of which offer good road links to the surrounding areas are just a short drive from the property.

This fantastic family home comprises a spacious through lounge, fitted kitchen, lean-to, three bedrooms, family bathroom and an impressive approximate 70ft rear garden.

Hallway

Stairs leading to the first floor landing, Wooden flooring, Smoke alarm

Through Lounge

24'60 x 11'35 (7.32m x 3.35m)

Double glazed bay window to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Electric fireplace, Phone point, TV aerial point, Power points

Kitchen

10'87 x 8'97 (3.05m x 2.44m)

Single glazed window to the side aspect, Lino flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Integrated chimney style extractor hood, Double sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

Lean-to

8'93 x 4'24 (2.44m x 1.22m)

Single glazed window to the side aspect, Lino flooring, Water tap, Door leading to the garden

First Floor Landing

Loft access, Wooden flooring

Bathroom

11'07 x 8'66 (3.53m x 2.44m)

Double glazed window to the rear aspect, Heated towel rail, Lino flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap and pedestal, Low level WC, Tiled splash backs, Coved ceiling

Bedroom 1

14'21 x 13'02 (4.27m x 4.01m)

Double glazed bay window to the front aspect, Double radiator, Engineered Oak flooring, Fitted cupboards and wardrobe, Power points

Bedroom 2

11'21 x 9'17 (3.35m x 2.74m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Power points

Bedroom 3

8'98 x 5'20 (2.44m x 1.52m)

Double glazed window to the rear aspect, Spotlights, Single radiator, Tiled flooring, Built in storage cupboard, Power points

Garden

approx 70ft (approx 21.34mft)

Mainly laid to lawn, Wooden shed, Garden overlooks Bush Hill Park

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

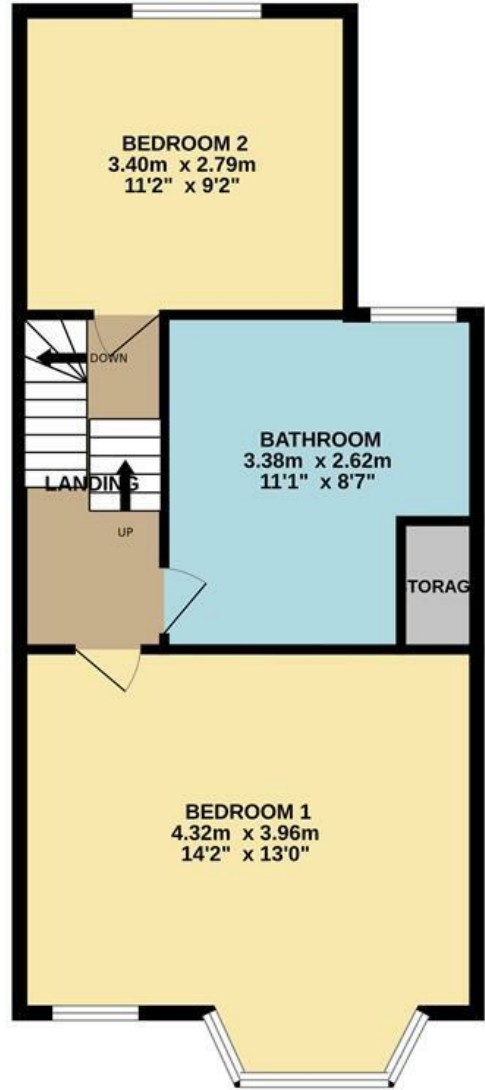
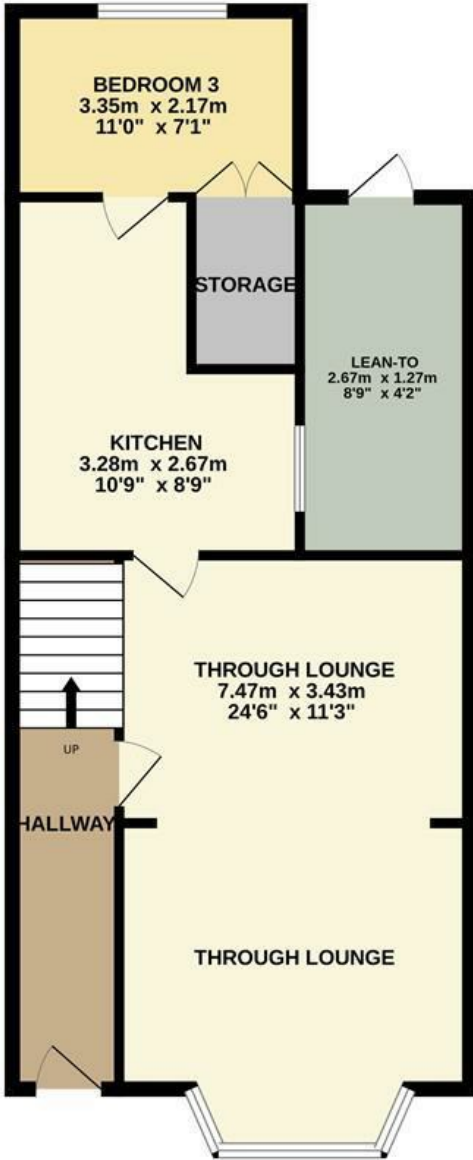
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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
(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		

