



Bertram Road, EN1 1LP
Enfield

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Set along a highly sought-after residential road in Bush Hill Park, this charming Victorian terrace is a home that immediately stands out for its combination of period character, contemporary style & generous proportions.

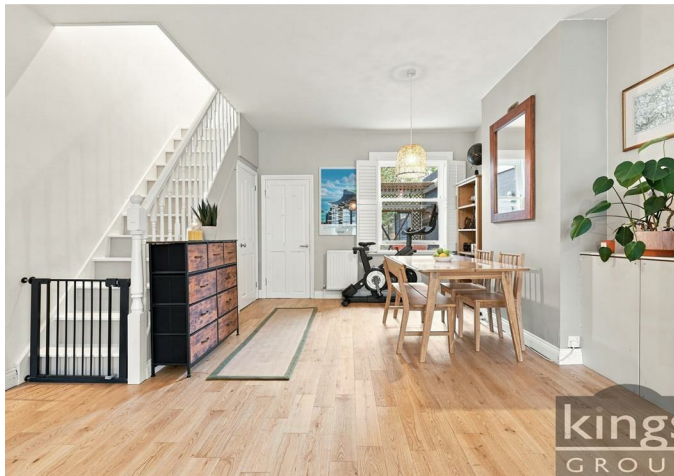
The reception room is a particularly impressive space, offering ample proportions for both living & dining. High ceilings enhance the sense of volume, whilst windows to the front & rear draw an abundance of natural light into the room. The combination of period architecture & modern finishes gives the space a warm yet contemporary feel. At the rear of the ground floor is a modern fitted kitchen, providing a well-designed space for everyday cooking. Generous worktop space & an excellent range of cupboard units ensure the kitchen is as practical as it is stylish.

The first floor provides two generous double bedrooms, both offering excellent proportions, alongside a larger than average four piece bathroom suite. There is also considerable scope to further enhance the property, with potential for a rear extension & loft conversion(STPP).

Outside, the rear garden provides a private & well-maintained setting, with defined patio & lawn areas offering plenty of space for outdoor dining, entertaining or simply relaxing.

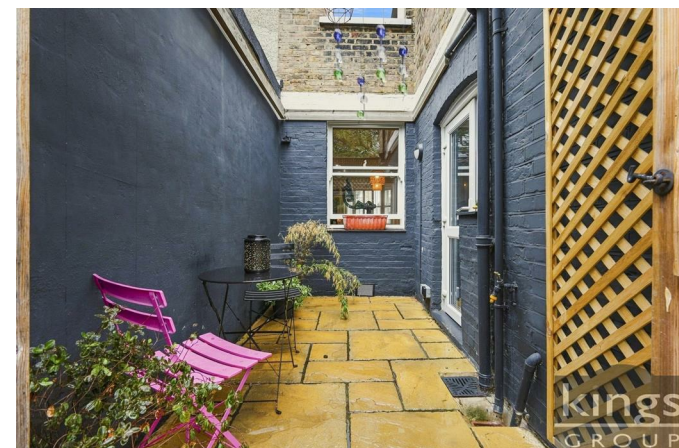
The location further adds to the appeal. Bush Hill Park Station is approximately 0.5 miles away, providing convenient rail connections into London Liverpool Street in around 30 minutes. Southbury Station & Enfield Town Station are also within easy reach, whilst local bus routes & excellent road connections via the A10 provide straightforward access to the M25 & A406.

Offers In Excess Of £500,000



- A Characterful Two Double Bedroom Victorian Terrace, Blending Period Charm with Modern Style
- Double Glazing Throughout, Complemented by Beautiful Sash Windows to the Reception Room & Bedrooms
- A Larger than Average, Generously Proportioned Four Piece Bathroom Suite
- Well Placed for Transport, with Three Nearby Stations Including Bush Hill Park (0.5 miles), Southbury (0.5 miles) & Enfield Town (0.7 miles)
- Excellent Road Connectivity via the A10, Providing Convenient Access to the M25, A406 & Surrounding Areas

- A Wonderfully Proportioned Reception Room with High Ceilings & Quality Engineered Hardwood Flooring
- A Modern Fitted Kitchen Offering Generous Worktop Space & Ample Cupboard Storage
- A Well Kept South West Facing Garden Offering a Combination of Lawn & Patio Areas
- Ideally Located For a Selection of Well-Regarded Schools, Including George Spicer Primary School, Bush Hill Park Primary School & Kingsmead School
- Within Walking Distance of Local Shops, Amenities & the Extensive Shopping & Dining of Enfield Town Centre

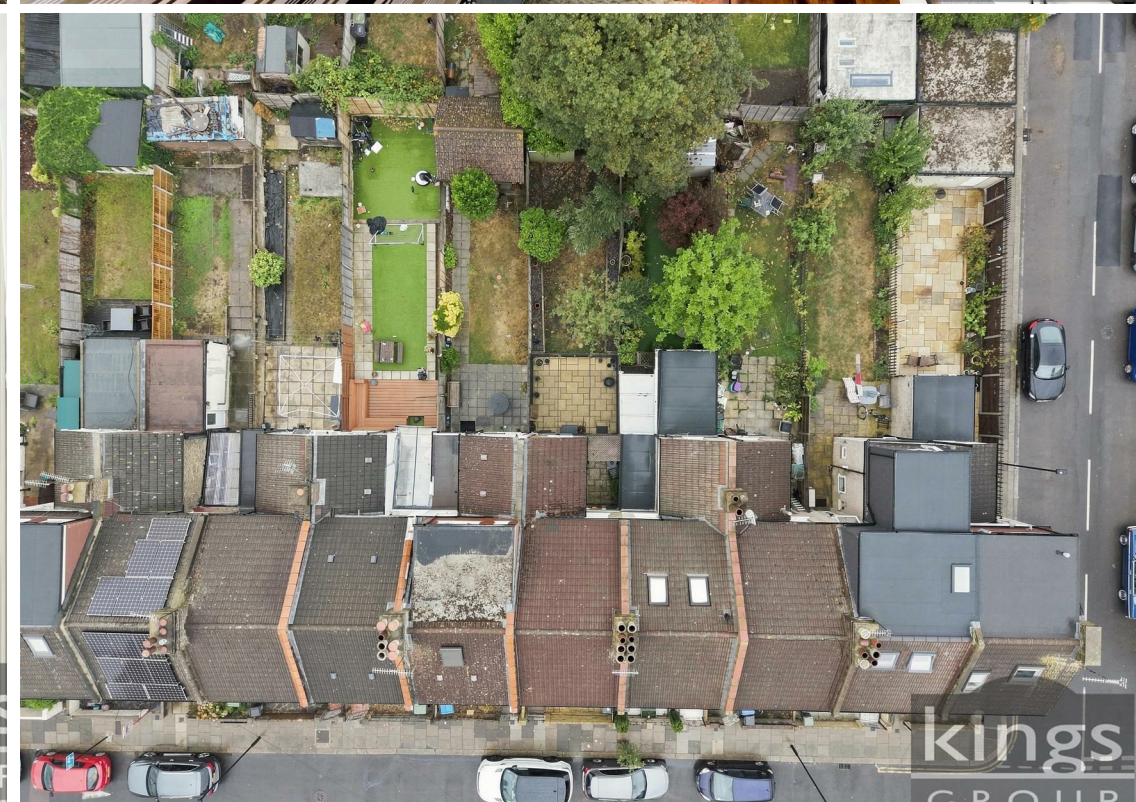




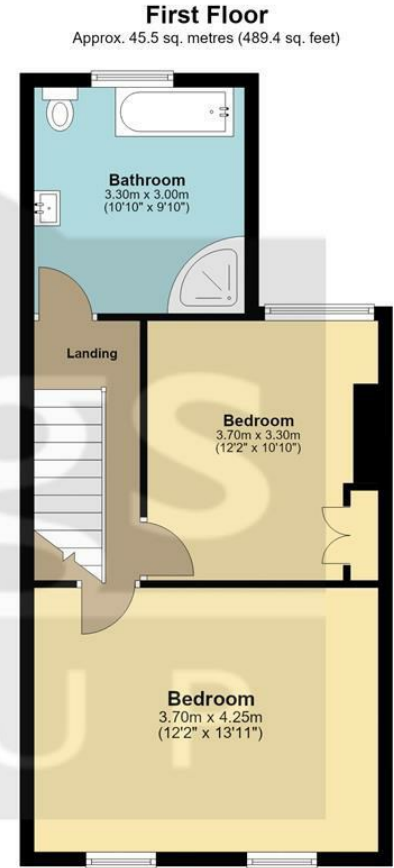
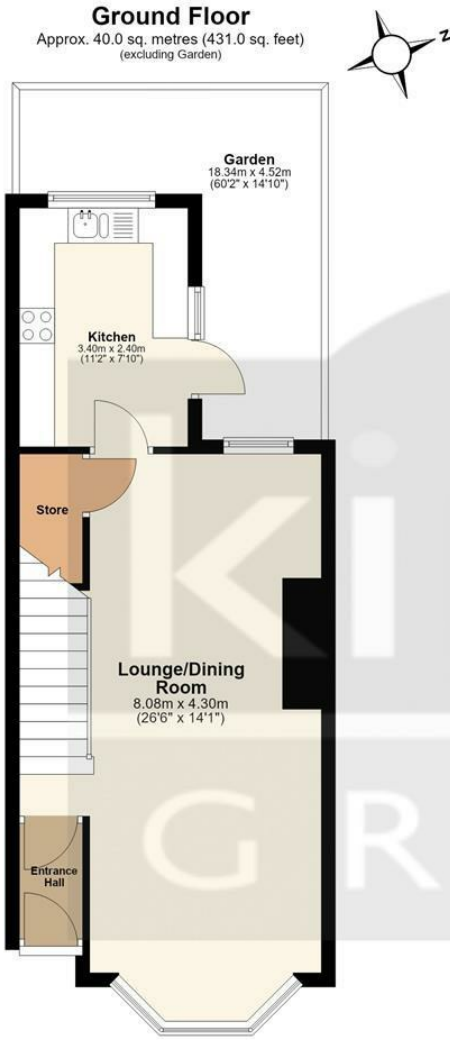
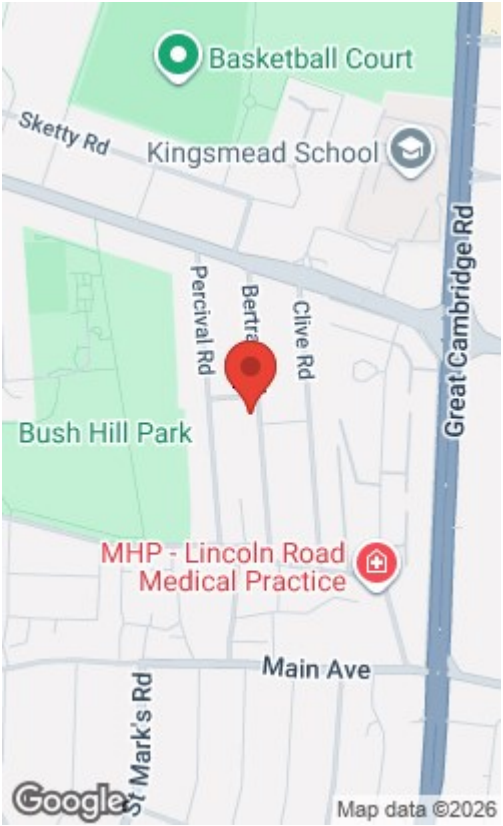
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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



Total area: approx. 85.5 sq. metres (920.4 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 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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