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60 Rotherfield Road, Enfield, EN3 6AN

£350,000

Located within walking distance to Enfield Lock Train Station, Lanes are pleased to present this two bedroom mid terrace 'Victorian' house. The property has many benefits to include front and rear gardens, first floor bathroom, two reception rooms, double glazing and more. This property is being sold with no onward chain. Call now.



Porch

Laminate wood flooring and door leading to lounge.

Lounge

12'8" (into bay) x 12'6" (3.86m (into bay) x 3.81m)
 Double glazed window to front aspect, two radiators, spotlights, laminate wood flooring, stairs leading to first floor landing and door leading to dining room.

Dining Room

12'6" x 10'8" (3.81m x 3.25m)
 Double glazed window to rear aspect, laminate wood flooring, under stair storage cupboard, radiator, spotlights and access to kitchen.

Kitchen

10'8" x 7'8" (3.25m x 2.34m)
 Dual aspect double glazed windows, frosted double glazed door leading to rear garden, stainless steel sink with mixer tap and drainer unit, eye and base level units with roll top work surfaces, fitted cooker with extractor hood, space for washing machine and fridge/freezer, tiled floor and part tiled walls.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

12'6" x 10'8" (3.81m x 3.25m)
 Two double glazed windows to front aspect, radiator and fitted wardrobes.

Bedroom Two

10'9" x 8'1" (3.28m x 2.46m)
 Double glazed window to rear aspect, radiator and storage cupboard.

Bathroom

10'7" x 7'8" (3.23m x 2.34m)
 Frosted double glazed window to rear aspect, four piece suite comprising of panelled whirlpool bath with mixer tap and shower attachment, low flush w.c, pedestal wash hand basin with mixer tap and shower cubicle, airing cupboard, heated towel rail, tiled floor and walls.

Exterior - Front

Hardstanding concrete area, hedge and door leading to porch.

Exterior - Rear

Part patio paved, rest laid to lawn, timber shed and gate leading to rear access.

Reference

CH6094/AX/AX/AX/200121

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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		
(81-91) 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 area, position and appearance shown here has not been checked and no guarantee as to their quantity or accuracy can be given. Made with Floorplan 0.0201

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

