



**Bertram Road, EN1 1LT**

£485,000

Freehold

**Castles**



## Bertram Road, EN1 1LT

A spacious & well presented 2 double bedroom mid terraced Victorian house located off Southbury Road, within easy reach of local schools and Great Cambridge Road/A10 Retail Park and approximately 0.7m of both Southbury and Enfield Town train stations. The property is in good decorative order and would suit first time buyers with scope to expand in the future with rear extension or loft conversion (subject to planning permission). Viewing is highly recommended. Features include:- double glazing, gas central heating, open plan living room with feature fireplace, large 1st floor 4 piece family bathroom, modern fitted kitchen, rear garden, 2 double bedrooms, viewing recommended.

EPC Rating: C

Council Tax Band: D

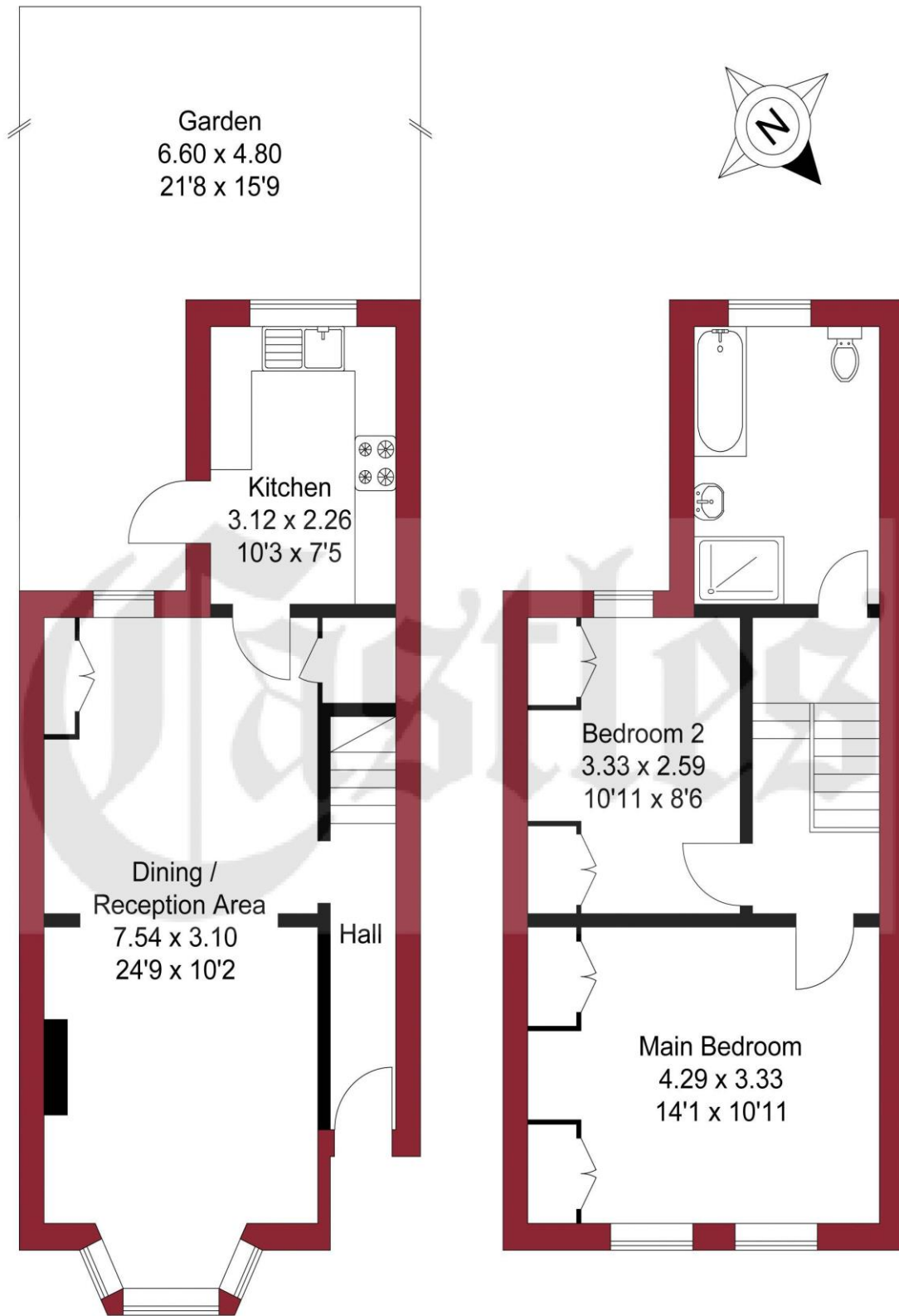
£485,000 Freehold

# Castles

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APPROXIMATE GROSS INTERNAL AREA  
73.31 sqm / 789.10 sqft



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

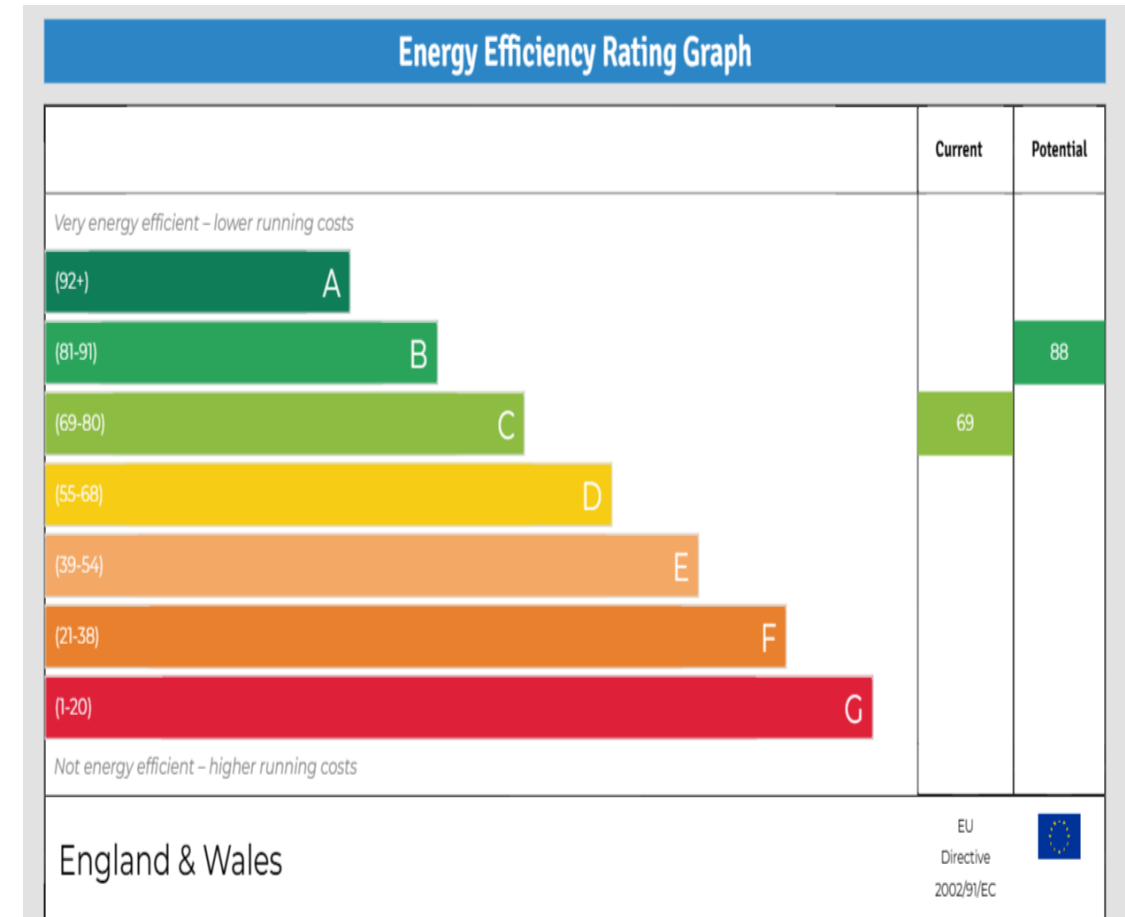
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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