



ABSOLUTE
PROPERTY

138 Gordon Hill
Enfield, EN2 0QT
Price Guide £400,000



ABSOLUTE
PROPERTY

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Absolute Property are pleased to offer this two double bedroom first floor purpose built maisonette with a section of its own garden. Situated in a sought after road walking distance to Gordon Hill mainline station (London links to Finsbury Park & Moorgate) as well as been well placed for easy access to local shops and amenities Benefits include potential for off street parking, garage, rear garden, double glazing, gas central heating, modern lounge/diner, kitchen/breakfast room and comes with the added advantage of being offered chain free. There is an additional option to purchase a share of freehold (at cost). Viewing is highly recommended to avoid disappointment.

Location:

Enfield Town shopping centre and station (trains to Seven Sisters & Liverpool Street) are close at hand. This property is walking distance from Gordon Hill main line station (London links to Finsbury Park & Moorgate) and local shopping parades in Chase Side & Lancaster Road.



ENTRANCE:

Own front door opening to stairs leading to first floor landing.

FIRST FLOOR LANDING:

Doors to lounge, kitchen/breakfast room, bedroom one bedroom two, bathroom, storage cupboard, loft access, radiator.

LOUNGE:

16'7 x 11'3 (5.05m x 3.43m)

Gas fireplace with surround, radiator, telephone point, tv socket, upvc double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM:

11'3 x 10'10 (3.43m x 3.30m)

Range of eye and base level units, gas cooker point, extractor fan, plumbing for washing machine, space for upright fridge freezer, one quarter bowl stainless steel sink drainer unit with mixer taps, radiator, two upvc double glazed windows to side and rear aspect, tiled flooring.

BEDROOM ONE:

14 x 10'6 (4.27m x 3.20m)

Radiator, tv socket, upvc double glazed window to front aspect.

BEDROOM TWO:

10 x 8'4 (3.05m x 2.54m)

Built in cupboard with shelving, radiator, upvc double glazed window to front aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower unit and screen, tiled flooring, radiator, ceiling spot lights, upvc double glazed frosted window to side aspect.

FRONT ASPECT:

Mainly laid to lawn with various shrub borders, potential to create a driveway as the kerb is already dropped. Please note that this maisonette owns the whole of the front garden

REAR GARDEN:

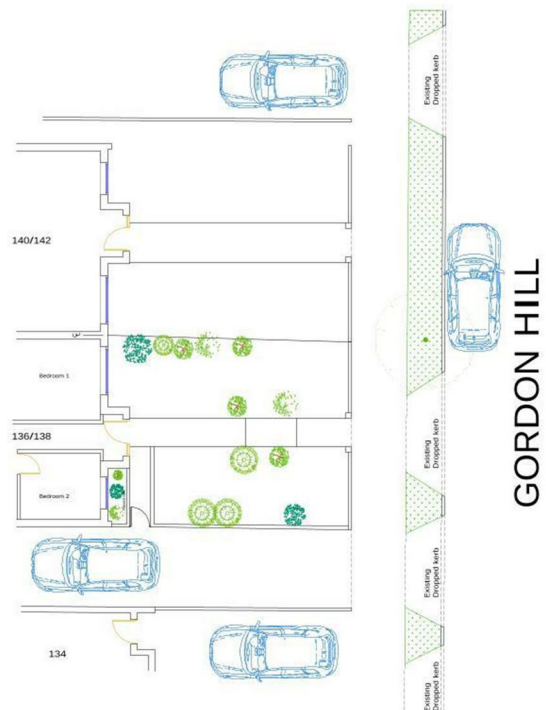
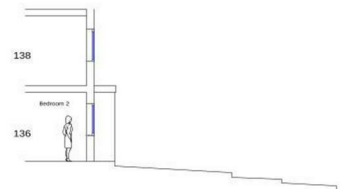
Mainly laid to lawn, with various shrub borders, patio seating area, shed, side gate access.

GARAGE:

Garage is to the rear of the property accessed via a service road with up and over door.

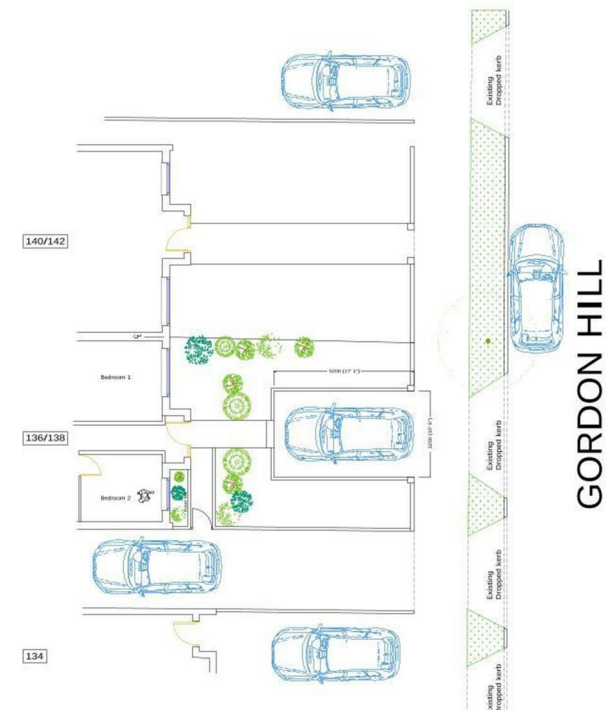
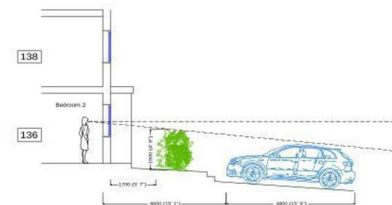
EXISTING LAYOUT

Scale: 1:100 (A3)



PROPOSED LAYOUT

Scale: 1:100 (A3)





138 Gordon Hill, 1st Floor

Scale: 1:50 (A4)

