



## Gentlemans Row, Enfield

Available

£700,000 (Freehold)





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**Welcome to Gentlemans Row this fantastic property offers three receptions, two bedrooms, two bathrooms. The property benefits from being very close to expansive green belt areas whilst having excellent links into London.**

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A magnificent property located on the picturesque Gentlemans Row, West Enfield. This delightful mid-terrace house boasts a perfect blend of character and modern living.

Upon entering, you are greeted by three inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The layout of this property is both practical and versatile, allowing you to tailor the space to suit your lifestyle.

The extended kitchen/diner is a true masterpiece, with quartz worktops that exude sophistication. Equipped with a wine cooler and a 'Rangemaster' professional cooker, this kitchen is a dream for any culinary enthusiast. With a modern and sleek design the Amtico flooring in the reception and kitchen area adds a touch of class. Additionally the convenience of the down stairs shower room completes the ground floor layout.

The property features two double bedrooms, providing a peaceful retreat at the end of a long day. Another highlight of this home is the beautifully designed bathroom, a luxurious bathroom with a stand-alone bathtub for a touch of elegance. The bathroom also features two Velux conservation windows, allowing natural light to illuminate the space. This property completes with a generous garden with rear pedestrian access.

Situated adjacent to the picturesque New River and the historic Enfield Chase, this home provides a tranquil setting for those who appreciate nature and outdoor activities. The nearby green spaces, including the prestigious Town Park, offering fantastic opportunities for leisurely strolls, invigorating bike rides, and delightful picnics.

Don't miss out on the chance to make this house your home and experience the best of what Enfield has to offer. Contact us today to arrange a viewing and start envisioning your new life in this idyllic location.

Local Authority: Enfield  
Council Tax Band: E

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## Reception 1

Original wood flooring, timber sash double glazed window to front aspect, radiator, wood burning stove with original brickwork surround, door to reception two.

## Reception 2/Dining Room

Amtico flooring, stairs to first floor landing, vertical radiator, under stairs storage cupboard housing: fuse box, gas & electric meters, further storage cupboard, Hive thermostat, door to WC, access to kitchen.

## Kitchen

Amtico flooring, spotlights to ceiling, two sky lights, quartz worktops, eye and base level units, integrated washing machine, integrated dishwasher, space for 'Rangemaster' professional cooker, under lights, wine cooler, inset sink with mixer tap, pop-up kitchen island power socket (3 point charging with USB), two vertical radiators, electric blackout blind, spotlights to ceiling, double glazed "Origin" bi-fold doors leading to rear garden.

## WC

Amtico flooring, spotlights to ceiling, extractor fan, heated towel rail, walk-in shower cubicle with mains fed shower, wash hand basin with tap, low level WC.

## First Floor Landing

Spotlights to ceiling, doors to both bedrooms.

## Bedroom 1

Spotlights to ceiling, vertical radiator, timber sash double glazed window (with acoustic glass) to rear aspect, door to bathroom.

## Bathroom

Electric underfloor tiled heating, heated towel rail, two Velux conservation windows, tiled walls, shaving point, wash hand basin with mixer tap, stand-alone bath with stand-alone mixer tap and shower attachment, extractor fan, timber sash double glazed window (with privacy glass) to rear aspect, wet room with mains fed shower, low level WC.





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**CHASE**

## Bedroom 2

Timber sash double glazed window (with acoustic glass) to front aspect, spotlights to ceiling, loft access, storage cupboard, fitted wardrobes (with LED lighting), vertical radiator, reclaimed fireplace with original brickwork surround.

## Front Garden

Indian sandstone paving.

## Rear Garden (East Facing)

Decking area, rest laid to lawn, shrub borders, outside tap, timber-built shed, rear gate leading to pedestrian walkway, external electrics.

## Disclaimer

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Approximate Gross Internal Area 1073 sq ft – 100 sq m  
Ground Floor Area 679 sq ft – 63 sq m  
First Floor Area 394 sq ft – 37 sq m



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EPC Rating F / Local Authority: Enfield / Council Tax Band: E

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