



## Halifax Road, Enfield

Available

Offers in excess of £500,000 (Freehold)

**BAKER**  
AND  
**CHASE**





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**Stylish, well-located, and move-in ready, this charming period-style home in EN2 offers a perfect blend of character and modern comfort.**

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Positioned on a charming residential street in the heart of EN2, this stylish three-bedroom period-style home offers a thoughtful blend of modern interiors and classic character. Set within 0.5 miles of Gordon Hill Station and close to some of Enfield's most sought-after schools, it presents an excellent opportunity for growing families or professionals looking for a ready-to-move-in property with great local amenities.

The ground floor is bright and well-connected, featuring a spacious through lounge with contemporary flooring, recessed ceiling lights, and direct access to the private rear garden. The modern kitchen has been finished to a high standard, complete with a 'NEFF' oven, induction hob, underfloor heating, breakfast bar, and sleek cabinetry with under-cabinet lighting. A useful lobby area connects to the stylish bathroom, which includes a mains-fed shower over bath, fully tiled walls and flooring, and electric underfloor heating for added comfort.

Upstairs, the property offers three bedrooms—two doubles and one single—each with double-glazed windows, radiators, and a neutral colour palette. The principal bedroom benefits from a double-glazed sash window, adding a touch of traditional charm.

The north-facing rear garden is low-maintenance and well-arranged, offering decked seating areas, artificial grass and mature shrub borders. To the front, the garden is fully paved.

This home is ideally situated within easy walking distance of Gordon Hill rail station for direct services into Moorgate and central London. Excellent schooling options nearby include St Michael's CofE Primary and Enfield County, while Enfield Town's shops, cafés, and green spaces are all easily accessible. With a stylish interior, well-balanced layout and a desirable location, this is a great find for those looking to settle in a well-connected corner of North London.

Local Authority: Enfield  
Council Tax Band: D

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## Inner Hallway

Laminate Wood Flooring, Spotlights to Ceiling, Access to Lounge

## Lounge

Laminate Wood Flooring, Spotlights to Ceiling, Stairs to First Floor Landing, Two Radiators, uPVC Double Glazed Window to Front Aspect, uPVC Double Glazed Door Leading to Rear Garden, Access to Kitchen, Understairs Storage Cupboard Housing: Fuse Box, Electric Meter, and Gas Meter

## Kitchen

Tiled Flooring with Electric Underfloor Heating, Eye and Base Level Units, uPVC Double Glazed Window to Side Aspect, Fitted 'NEFF' Electric Oven, Fitted 'NEFF' Induction Hob with 'NEFF' Extractor Over, Space for Fridge/Freezer, Space for Dishwasher, Sink with Mixer Tap, Spotlights to Ceiling, Under Cabinet Lighting, Panel for Underfloor Heating, Breakfast Bar, Door to Lobby

## Lobby

Tiled Flooring, Wall Mounted Combination Boiler, Storage Cupboard, Space for Washing Machine, Door to Bathroom

## Bathroom

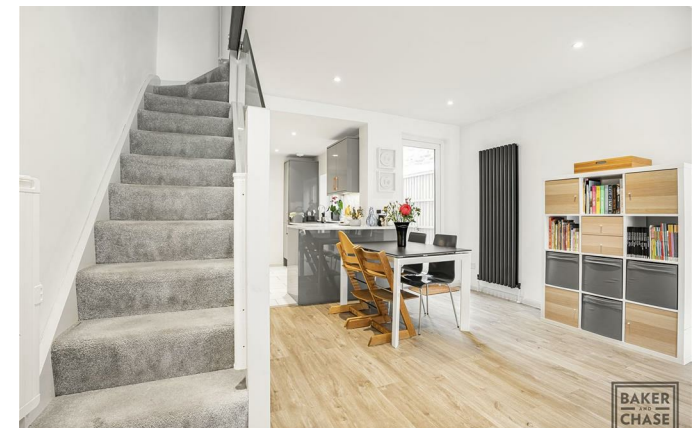
Tiled Flooring with Electric Underfloor Heating, Heated Towel Rail, Tiled Walls, Extractor Fan, Spotlights to Ceiling, Sink with Mixer Tap, Low Level WC, Bath with Mixer Tap and Mains Fed Shower

## First Floor Landing

Carpet, Loft Access, Spotlights to Ceiling, Doors to All Bedrooms

## Bedroom 1

uPVC Double Glazed Sash Window to Front Aspect, Radiator, Spotlights to Ceiling









## Bedroom 2

Carpet, Radiator, uPVC Double Glazed Window to Rear Aspect

## Bedroom 3

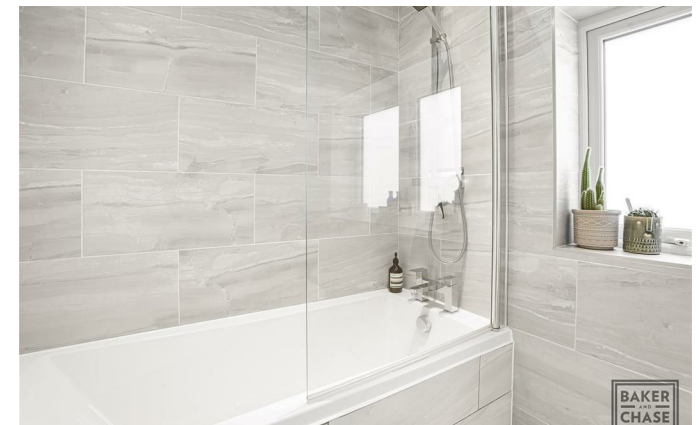
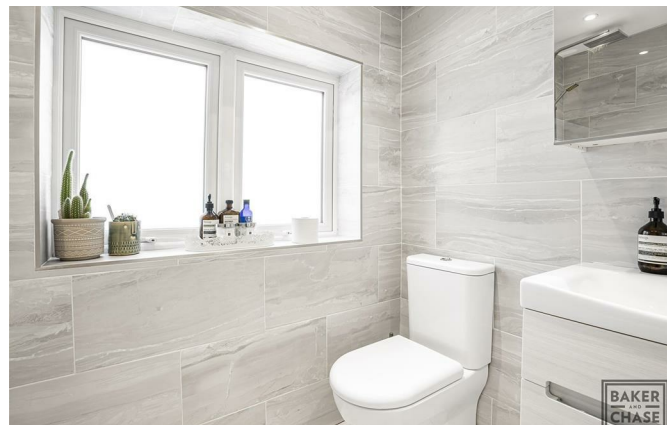
Carpet, Radiator, uPVC Double Glazed Window to Rear Aspect

## Rear Garden (North Facing)

Part Decking Area, Part Artificial Grass, Shrub Borders, Outside Tap, Outside Lights, Further Decking Area to Rear

## Front Garden

Paved Area







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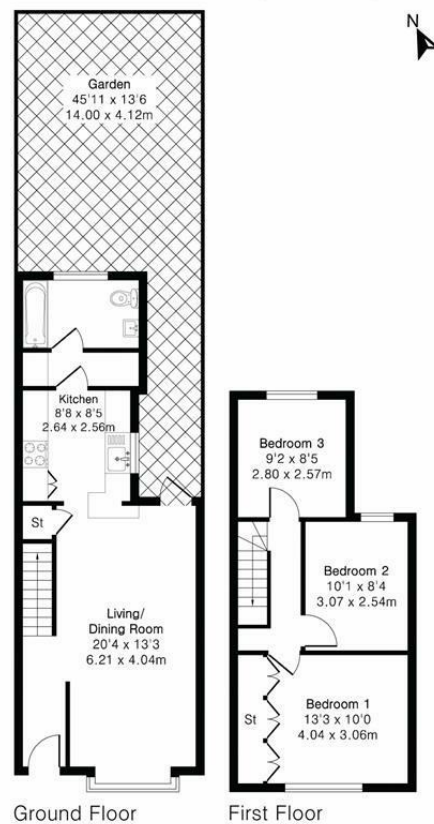




**Approximate Gross Internal Area 787 sq ft - 74 sq m**

Ground Floor Area 436 sq ft - 41 sq m

First Floor Area 351 sq ft - 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

161 Chase Side, Enfield EN2 0PW  
Tel: 020 3637 1100  
Email: [info@bakerandchase.co.uk](mailto:info@bakerandchase.co.uk)  
[www.bakerandchase.co.uk](http://www.bakerandchase.co.uk)

