



Lea Road, Enfield

Available

£549,995 (Freehold)





A beautifully presented two-bedroom period home with two receptions, a stylish kitchen/diner, and a modern bathroom, ideally located for Gordon Hill Station.

Baker and Chase are delighted to present this beautiful two-bedroom period home. The property offers a tasteful blend of character charm and modern finishes, starting with an inviting hallway complete with coving to ceiling, original wood flooring and access to both reception rooms. The front reception features original sash windows, two fitted storage cupboards and a Victorian fireplace with surround, the second reception also boasts a fireplace and leads through to a stylish kitchen/diner.

The kitchen has been thoughtfully extended and updated, offering tiled flooring with electric underfloor heating, exposed brickwork and a range of eye and base level units with quartz worktops and a butler-style sink. Integrated appliances include a fridge/freezer, dishwasher, washer/dryer and microwave, with additional space for a freestanding gas oven and hob. A skylight and large rear window flood the space with natural light, and a door leads out to a north-east facing garden, offering both a paved patio and lawn area, a timber shed, outside tap and power.

Upstairs, the property provides two generous double bedrooms, each with original fireplaces. The front bedroom benefits from two sash windows, while the second overlooks the garden. The impressive family bathroom features a stand-alone bath, a walk-in shower, all finished with stylish tiling and spotlighting.

Lea Road is a quiet and desirable residential turning situated just 0.5 miles from Gordon Hill Station, providing direct services into London Moorgate. The property is conveniently located for a wide range of local shops, cafés, and restaurants along Chase Side and Lancaster Road. Enfield Town shopping centre is also within easy reach (approx. 1 mile). Both Hilly Fields Park and Enfield Town Park are nearby. The property also sits within the catchment for several sought-after local schools, including St. Michael's CofE Primary School and Lavender Primary School.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Coving to ceiling, original wood flooring, radiator, stairs to first floor landing, door to reception 1 door to reception 2

Reception 1

Original wood flooring, coving to ceiling, original sash window sash window to front aspect, radiator, 2x fitted storage cupboards, Victorian fire place, with surround

Reception 2

Original wood flooring, coving to ceiling, understairs storage cupboard housing: gas and electric meters, radiator x2, access to kitchen/diner, Victorian fire place with surround

Kitchen/Diner

exposed brick wall, eye and base level units, quartz worktops, spotlight to ceiling, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, space for gas oven and hob with extractor over, fitted microwave, skylight, butler style sink with mixer tap, double glazed window to rear aspect, double glazed door leading to rear aspect, tiled flooring (with electric under floor heating), cupboard housing 'Salus' combination boiler.

First Floor Landing

Carpet, loft access, doors to both bedrooms, door to bathroom

Bedroom 1

Carpet, radiator, 2x original sash windows to front aspect, Victorian fireplace with surround

Bedroom 2

Carpet, radiator, uPVC double glazed window to rear aspect, Victorian fireplace with surround





Bathroom

Tiled flooring, spotlights to ceiling, part tiled walls, walk-in shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap, low level WC, stand alone bath with mixer tap and shower attachment, extractor fan, frosted original sash window to rear aspect, vertical radiator, floor spotlights

Rear Garden (North East Facing)

Paved patio area, rest laid to lawn, outside tap, timber built shed, power socket

Front Garden

Victorian style tiles, pebble stone area

Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

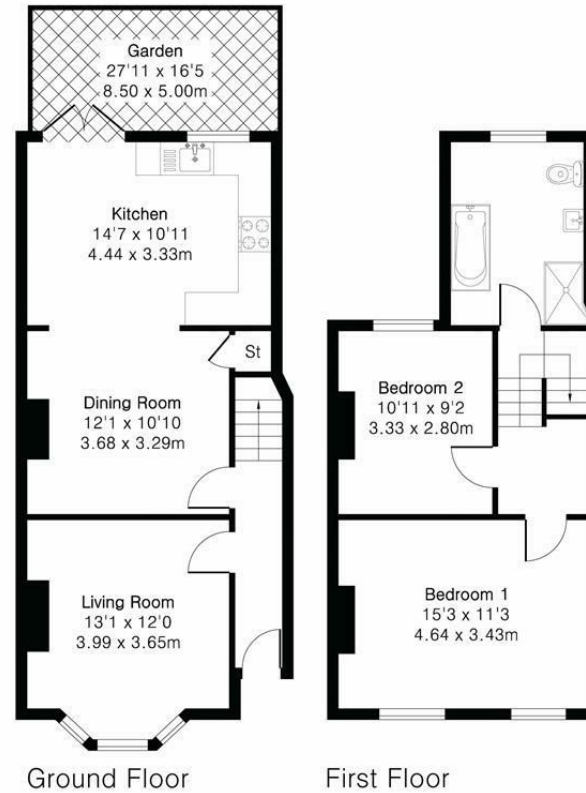




Approximate Gross Internal Area 940 sq ft - 87 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 433 sq ft – 40 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 E / Local Authority: Enfield / Council Tax Band: D

