



- REALISTICALLY PRICED
- PRIVATE ROAD
- 2 DOUBLE BEDROOMS PLUS LOFT ROOM
- FIRST FLOOR BATHROOM

### York Terrace, Enfield, EN2 0NN

REALISTICALLY PRICED period cottage in a private road of similar type properties close to Gordon Hill Station which offers a direct line into London. THREE BEDROOMS - two doubles plus informal loft conversion, good size through lounge. First floor bathroom. EXCELLENT OPPORTUNITY . OFFERS IN EXCESS OF THE ASKING PRICE

Offers In Excess Of £399,995 FREEHOLD

## Property Description

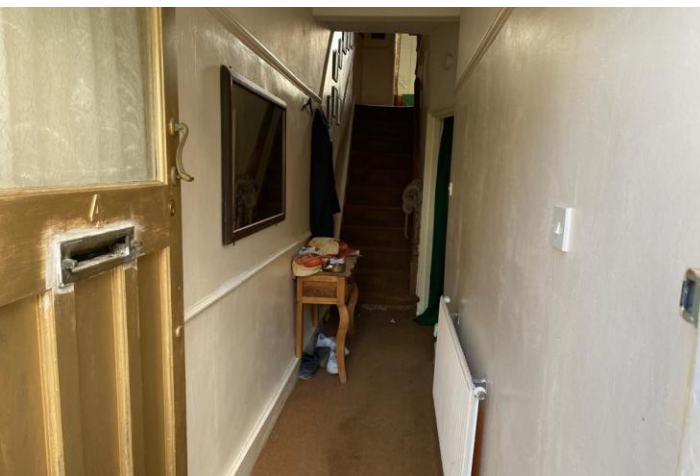
Charming period cottage in a small private road of similar type properties in an excellent position close to Gordon Hill BR station. The property has been in the same ownership for many years and has retained many original features and now offers the opportunity for a new family to be able to bespoke the property to their personal requirements.

The traditional layout offers entrance hall, good size through lounge which leads onto the rear conservatory and kitchen. The first floor has a good size bathroom and two double bedrooms to the first floor. Historically the vendors invested in a well designed loft conversion creating a large double bedroom on the second floor. We understand this to be an informal conversion but in our opinion is a completely useable third bedroom.

Externally the pretty terrace consists of just few similar type Victorian terrace properties and there is parking to the front of the houses.

The rear gardens extends to approx 45 in length and is predominantly laid to lawn.

This property would benefit from cosmetic improvement and this is reflected in the competitive asking price. We would ask you to note the asking price of offers in excess of £399,995 and offer accordingly.





**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

13' 6" x 3' 1" (4.11m x 0.94m)

**THROUGH LOUNGE/DINER**

24' 0" x 11' 2" (7.32m x 3.4m)

**KITCHEN**

12' 2" x 8' 2" (3.71m x 2.49m)

**SUN LOUNGE/CONSERVATORY**

15' 6" x 6' 0" (4.72m x 1.83m)



**FIRST FLOOR LANDING**

Doors to bathroom, bedroom one and two and staircase ascending to loft room

**BEDROOM ONE**

15' 4" x 12' 2" (4.67m x 3.71m)

**BEDROOM TWO**

10' 8" x 10' 4" (3.25m x 3.15m)

**FIRST FLOOR BATHROOM**

8' 2" x 8' 2" (2.49m x 2.49m)



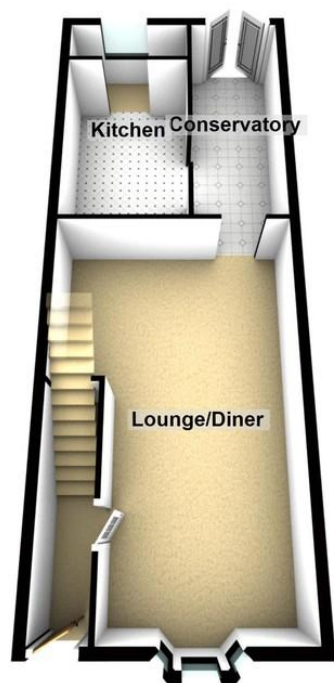
**SECOND FLOOR LOFT ROOM**

14' 5" x 10' 6" (4.39m x 3.2m)

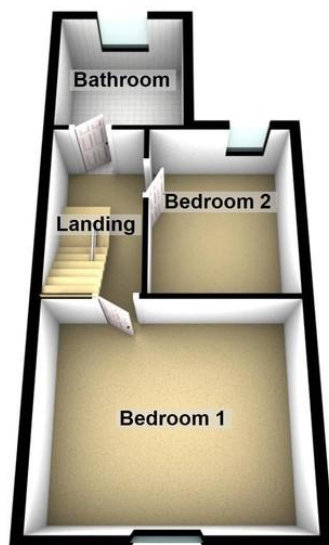
**REAR GARDEN**

45' 0" (13.72m)

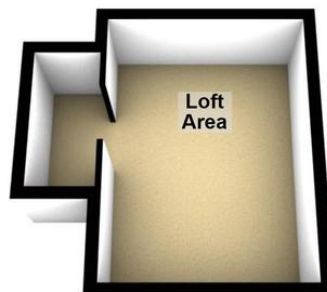
Ground Floor



First Floor



Second Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements