



Gordon Hill, Enfield, EN2 0QT

welcome to

Gordon Hill, Enfield

Barnfields are extremely pleased to offer this stunning late Victorian, three bedroom house of charm and character in one of Enfield's most sought after residential turnings just off Chase Side, within a short walking distance of Gordon Hill Rail Station (Moorgate Line). Enfield Town multiple shopping centre and good schools are also close at hand.



Entrance Hall

Original parquet floor, column radiator, dado and picture rails, understairs storage cupboard.

Elegant Lounge

26' 9" x 10' 9" (8.15m x 3.28m)

Stripped wood flooring, fireplace with wooden mantel, two column radiators, built-in media unit, coving to ceiling, double glazed patio doors to garden.

Kitchen / Breakfast Room

19' 8" x 7' 1" (5.99m x 2.16m)

Dual aspect. Beautifully and comprehensively fitted in attractive kitchen units, comprising base units with inset one and a half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated dishwasher, washing machine and wine fridge, cupboard housing combination gas central heating boiler, column radiator, ceramic tiled floor, double glazed French windows to garden.

First Floor

Landing

Split level landing, dado rail, fitted carpet, built-in wardrobe cupboard, skylight.

Bedroom One

14' x 12' (4.27m x 3.66m)

Stripped floor, cast iron fireplace with tiled hearth and wooden mantel, picture rail, double radiator.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Fitted carpet, double radiator, picture rail.

Bedroom Three

10' 7" max x 7' 2" (3.23m max x 2.18m)

Fitted carpet, double radiator.

Bathroom / WC

Modern comprising an enclosed square bath with separate shower control, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, fully tiled walls, extractor fan, sunken spotlights to ceiling.

Outside

Front Garden

Brick paved providing off-street parking for two cars.

Rear Garden

Approximately 160' of south facing rear garden, large paved patio, laid to lawn, flower and shrub borders, rear decking patio with decking walkway, tap.

Garden/ Studio Room/ Office

22' 6" x 11' 5" (6.86m x 3.48m)

Double glazed windows and bi-fold doors, sky and internet, engineered wood flooring with underfloor heating, covered deck area, veranda.





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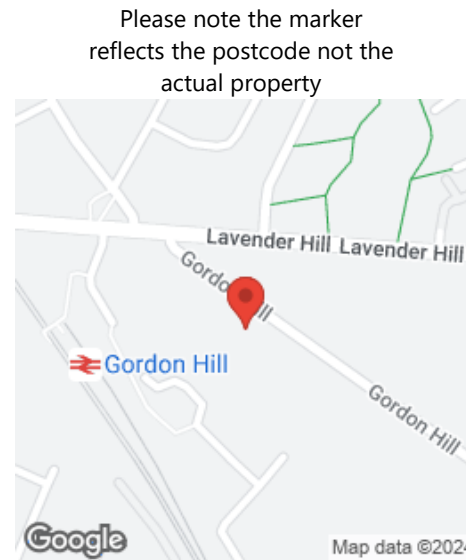
welcome to

Gordon Hill, Enfield

- 160' South Facing Rear Garden
- New Roof
- Spacious Open Planned Lounge / Dining Room
- Large Kitchen / Breakfast Room
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: D

£650,000



Gordon Hill, Enfield, EN2

Approximate Area = 958 sq ft / 88.9 sq m

Outbuilding = 258 sq ft / 23.9 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchwcom 2022. Produced for Barnard Marcus. REF: 841194



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