



Gordon Hill, Enfield, EN2 0QP

welcome to
Gordon Hill, Enfield

A rare opportunity to acquire this beautifully appointed three bedroom semi-detached 1920's character house situated in this most desirable and popular residential location, just minutes from shops, restaurants, parks and within close proximity of several well regarded schools (both Primary and Secondary) and within easy access of Gordon Hill Rail Station (Moorgate Line), greenbelt countryside and the M25 Motorway.

The property has been modernised throughout to a high standard and is beautifully presented.



Entrance Hall

Wood effect vinyl floor, double radiator, dado rail, understairs storage/meter cupboard.

Dual Aspect Through Lounge

27' into bay x 12' 9" max (8.23m into bay x 3.89m max)

Wood effect floor, picture rail, two double radiators, open fireplace, attractive bay window to front aspect, French doors to garden.

Kitchen

13' 4" x 7' 10" (4.06m x 2.39m)

Beautifully fitted in a range of matching base, wall and display cupboards (light grey) with Quartz worksurface, breakfast bar and splashback with inset one and half bowl composite sink and drainer, integrated fridge-freezer, oven and grill, hob with fume extractor fan over, coving to ceiling, sunken spotlights to ceiling, casement door to garden.

First Floor

Landing

Fitted carpet, dado rail, access to loft with pull down ladder, window to side.

Bedroom One

12' 10" x 11' 7" (3.91m x 3.53m)

Wood effect floor, double radiator, range of floor to ceiling wardrobe cupboards (one housing gas central heating boiler).

Bedroom Two

11' 5" x 9' 9" to wardrobe fronts (3.48m x 2.97m to wardrobe fronts)

Wood effect floor, double radiator, two double built-in wardrobe cupboards with cupboards over.

Bedroom Three

8' x 8' (2.44m x 2.44m)

Wood effect floor, double radiator.

Bathroom

Beautifully appointed in a modern suite comprising low flush WC, vanity basin with cupboards under, mixer tap over, panelled bath with mixer tap and shower attachment, glass shower screen, heated towel rail, extractor fan, sunken spotlights to ceiling, ceramic tiled floor, fully tiled walls.

Outside

Front Garden

Composite driveway providing off-street parking for at least 2 vehicles.

Rear Garden

Beautifully tended rear garden with mature shrubs, bushes and flowers to side and rear, laid to lawn, paved patio with brick retaining wall, tap, security lights, timber shed 10' 9" x 5' 7" with power and light with attached potting shed, WC and wash hand basin.



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Gordon Hill, Enfield

- Dual Aspect Through Lounge
- Off-Street Parking
- Beautifully Tended Rear Garden
- Three Bedrooms
- Close To Good Schools

Tenure: Freehold EPC Rating: E

Offers In Excess Of

£650,000



Please note the marker reflects the postcode not the actual property

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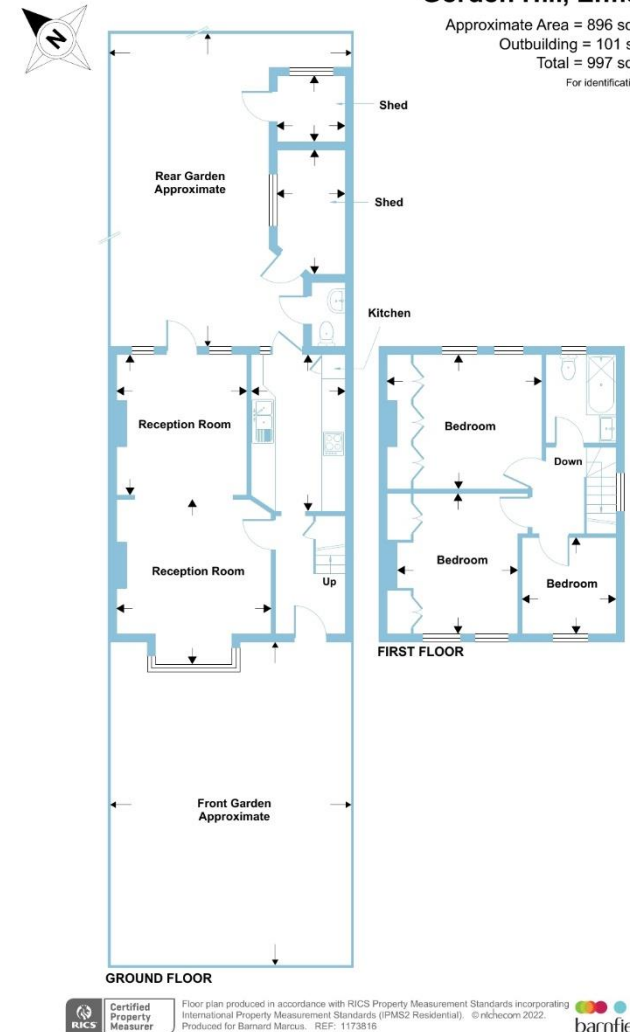
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Approximate Area = 896 sq ft / 83.2 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 997 sq ft / 92.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnard Marcus. REF: 1173816

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