



**Gordon Road, Enfield, EN2 0PU**

**welcome to**  
**Gordon Road, Enfield**

Situated in this quiet residential location, just minutes from shops, schools, parks and Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping centre, greenbelt countryside and the M25 Motorway, a beautifully appointed and extended Victorian character house with additional garden plot to rear.

The delightful property is presented to a high standard and has many pleasing features.



### **Entrance Hall**

Sunken mat, column radiator, spotlights to ceiling.

### **Dual Aspect Lounge**

25' into bay x 10' 5" extending to 13' 8" ( 7.62m into bay x 3.17m extending to 4.17m )  
Wood floor, bay window to front aspect, cast iron wood burner to chimney recess, sunken spotlights to ceiling, two double radiators, double glazed casement door to garden, understairs storage/meter cupboard, retractable understairs storage units, door to kitchen/diner.

### **Dual Aspect Kitchen / Diner**

20' x 8' 6" ( 6.10m x 2.59m )  
Beautifully and comprehensively fitted in a range of grey base and wall and display cabinets with contrasting work surface over, single bowl stainless steel sink and drainer with tiled splashback, plumbing for washing machine and dishwasher, integrated double oven and grill, five ring gas hob with extractor fan over, space for fridge-freezer, double glazed French doors to garden, two double radiators, wood effect floor, spotlights to ceiling.

### **First Floor**

#### **Landing**

Fitted carpet, skirting board lighting to stairs, access to boarded loft with pull down ladder, linen cupboard.

### **Bedroom One**

13' 8" max x 11' 1" ( 4.17m max x 3.38m )  
Fitted carpet, sunken spotlights to ceiling, radiator, range of floor to ceiling wardrobe cupboards.

### **Bedroom Two**

9' 10" x 8' 8" ( 3.00m x 2.64m )  
Wood effect floor, access to loft, double radiator.

### **Bedroom Three**

8' 9" x 5' 11" ( 2.67m x 1.80m )  
Fitted carpet, radiator.

### **Bathroom**

Comprehensively fitted in a modern white suite, comprising low flush WC with concealed cistern, vanity basin with mixer tap over, cupboard under, matching wall and base cabinets, panelled bath with shower over, glass shower screen, sunken spotlights to ceiling, extractor fan, double radiator, part tiled walls, ceramic tiled floor.

### **Outside**

#### **Front Garden**

Picket fence, tiled path, security light.

#### **Rear Garden**

Delightful rear garden, double width plot to rear portion, laid to lawn, security light, timber shed, mature shrubs and bushes to side, power point, attractively paved patio area, tap, raised beds.



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welcome to

## Gordon Road, Enfield

- 25' Through Lounge
- Large Rear Garden
- 20' Kitchen / Breakfast Room
- Three Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

# £600,000



Please note the marker reflects the postcode not the actual property

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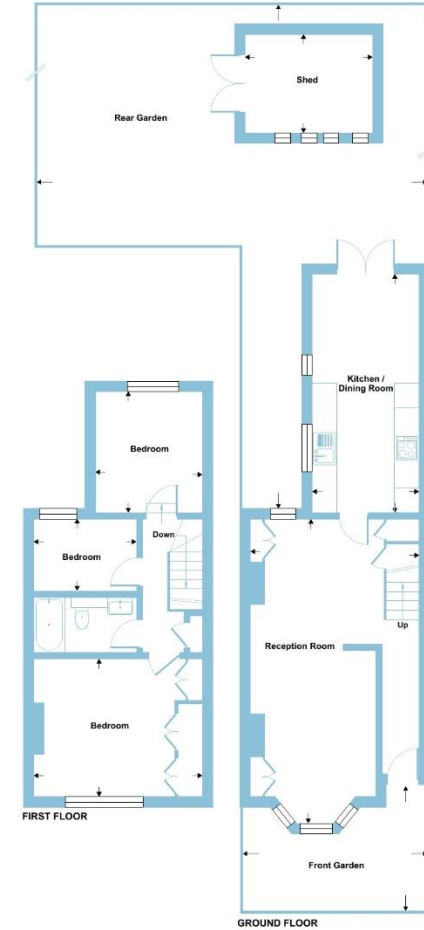
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## Gordon Road, Enfield, EN2

Approximate Area = 880 sq ft / 81.7 sq m  
Outbuilding = 83 sq ft / 7.7 sq m  
Total = 963 sq ft / 89.4 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). © rickcom 2024. Produced for Barnard Marcus. REF: 1197974



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