



Sterling Road, Enfield, EN2 0LN

welcome to
Sterling Road, Enfield

Delightful two bedroom character cottage situated in this popular residential turning, just minutes from local shops, parks, schools and Gordon Hill Rail Station with Hillyfields country park close at hand and within easy access of Enfield Town with its multiple shopping facilities the M25 motorway and the A10 with its retail parks.

The property has been modernised and is well presented throughout and has many pleasing features.



Entrance Porch

Wood effect floor, leading to:-

Through Lounge

22' 4" x 11' 10" (6.81m x 3.61m)

Fitted carpet, attractive cast iron fire with tiled slips, wooden mantel over, two double radiators, coving to ceiling, picture rail, ceiling rose.

Kitchen

11' 2" x 7' 2" (3.40m x 2.18m)

Fitted in a range of cream base and wall cupboards with integrated electric oven and grill and hob with fume extractor fan over, one and a half bowl composite sink and drainer inset to quartz worksurface, integrated slimline dishwasher, space for fridge-freezer, window to rear, wood effect floor, skylight.

Lobby

Ceramic tiled floor, door to garden and bathroom.

Bathroom

Comprises panelled bath with mixer tap and shower attachment, shower curtain and rail, pedestal basin, part fully tiled walls, double radiator, frosted window to rear, gas central heating boiler, plumbing for washing machine, ceramic tiled floor.

First Floor

Landing

Fitted carpet.

Bedroom One

11' 10" max x 11' 10" (3.61m max x 3.61m)

Fitted carpet, double radiator, two double built-in wardrobe cupboards to chimney recess.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Fitted carpet, double radiator, access to loft.

Bonus Loft Room

11' 9" x 10' 8" (3.58m x 3.25m)

Fitted carpet, sunken spotlights to ceiling, eaves storage cupboard, dual aspect.

Outside

Front Garden

Brick retaining wall.

Rear Garden

Laid to lawn, south facing, timber shed, flower and shrub beds, light, paved patio.





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Sterling Road, Enfield

- Spacious Through Lounge
- Modern Fitted Kitchen / Breakfast Room
- Spacious Modern Fitted Bathroom
- Two Double Bedrooms
- South Facing Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£440,000



Please note the marker reflects the
postcode not the actual property



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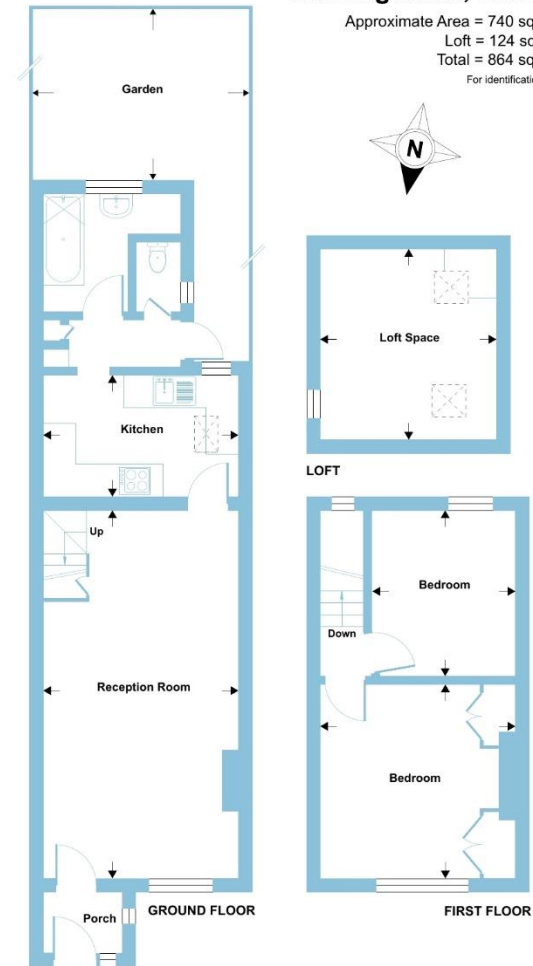
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Approximate Area = 740 sq ft / 68.7 sq m
Loft = 124 sq ft / 11.5 sq m
Total = 864 sq ft / 80.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Barnard Marcus. REF: 1328254

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