



**Gordon Hill, Enfield, EN2 0QT**



**welcome to**

## **Gordon Hill, Enfield**

Barnfields are delighted to offer for sale this spacious four bedroom family home located within a few moments walk of Gordon Hill Station (Moorgate Line) and within a short distance of the new Wren and One Degree Academies, local shops on Chase Side and Lancaster Road plus Enfield Town Shopping Centre is also close by.

The property has been extended and remodelled to a high standard throughout and must be viewed to be fully appreciated!



## **Hallway**

Herringbone flooring, radiator.

## **Front Reception Room**

13' 6" x 10' 7" ( 4.11m x 3.23m )

Herringbone flooring, radiator, bay of double glazed windows to front aspect, spotlights, open plan to:-

## **Rear Reception Room**

13' 11" x 12' 7" ( 4.24m x 3.84m )

Continued Herringbone flooring, understairs cupboards, radiator, spotlights.

## **Downstairs WC**

Low level WC, wall mounted sink unit, tiled floor.

## **Utility Cupboard**

With plumbing for a washing machine and space for a tumble dryer.

## **Kitchen / Breakfast Room**

A magnificent extended room with vaulted ceiling, attractive exposed brick wall and bi-fold doors opening to the rear patio. A comprehensively fitted kitchen with cream shaker style wall and base units with toning white Quartz worktops and upstands, a metal sink, five ring gas hob with extractor above, built-in double oven and microwave, space for a large American style fridge/freezer, built-in dishwasher, matching breakfast bar, porcelain tiled floor, three skylights, spotlights.

## **First Floor**

### **Landing**

A split level landing with fitted carpet and double glazed window to rear.

### **Bedroom One**

13' 11" x 11' 6" ( 4.24m x 3.51m )

Fitted carpet, two double glazed windows to front aspect, two radiators.

### **Bedroom Four / Study**

8' 9" x 8' 5" ( 2.67m x 2.57m )

Fitted carpet, radiator to rear aspect, radiator.

### **Bathroom**

Panelled bath with drop head shower above plus hand held shower and glass screen, low level WC, hand basin with drawers beneath, fully tiled walls and floor, chrome heated towel rail, spotlights.

## **Second Floor**

### **Landing**

Fitted carpet and built-in cupboard.

### **Bedroom Three**

13' 9" at widest x 7' 5" at widest ( 4.19m at widest x 2.26m at widest )

Fitted carpet, double glazed window to front aspect, radiator, eaves storage cupboard, built-in wardrobe.

### **Bedroom Four**

8' 6" at widest x 8' 4" at widest ( 2.59m at widest x 2.54m at widest )

Fitted carpet, double glazed window to rear aspect, radiator, eaves storage cupboard,

### **Outside**

### **Rear Garden**

With raised patio area to front, railings and steps leading down to lawned area with mature tree and shrub borders.

### **Garden Shed**

A good sized garden shed.

### **Off-Street Parking**

Brick paved off-street parking to the front of the property.



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## Gordon Hill, Enfield

- Two Reception Rooms
- Extended Kitchen / Breakfast Room
- Downstairs WC
- Four Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

# £700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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## Gordon Hill, Enfield, EN2

Approximate Area = 1140 sq ft / 105.9 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 102 sq ft / 9.4 sq m

Total = 1289 sq ft / 119.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntche.com 2025. Produced for Barnard Marcus. REF: 1402477



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