



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:
ENF105598 - 0002

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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



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