



3

Bedrooms



2

Bathrooms





Addison Townsend are delighted to offer this lovely Victorian cottage for sale situated in a sought after location in Enfield, EN2. The accomodation offers a spacious through reception room, extended kitchen, downstairs shower room with W/C, three bedrooms, en-suite and beautiful rear garden. Other benefits for attractive property include gas central heating, double glazed windows, ample storage throughout and a wealth of features. The property is being offered chain free.

This property is conveniently located in a quiet residential turning within 0.5 miles of Gordon Hill Overground Station, walking distance to Lancaster Road with Sainsburys Local, The Co-op, local shops, amenities and bus routes. The property within close proximity to local parks such as Forty Hall, Hilly Fields and Tuckers Park. The property is also within easy reach to Enfield Town Shopping Centre. Furthermore, the property is within close proximity to excellent local primary schools such as St Michaels Church of England, Lavender and Secondary Schools such as Enfield Grammar, Enfield County and Chase Community Schools.



Approximate Gross Internal Area 961 sq ft - 88 sq m

Ground Floor Area 457 sq ft - 42 sq m

First Floor Area 260 sq ft - 24 sq m

Second Floor Area 186 sq ft - 17 sq m

Outbuilding Area 58 sq ft - 5 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Sterling Road, EN2

