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**186 Hertford Road
Enfield EN3 5AZ
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Government Row, Enfield, EN3 6JW

Offers In The Region Of £550,000 Freehold

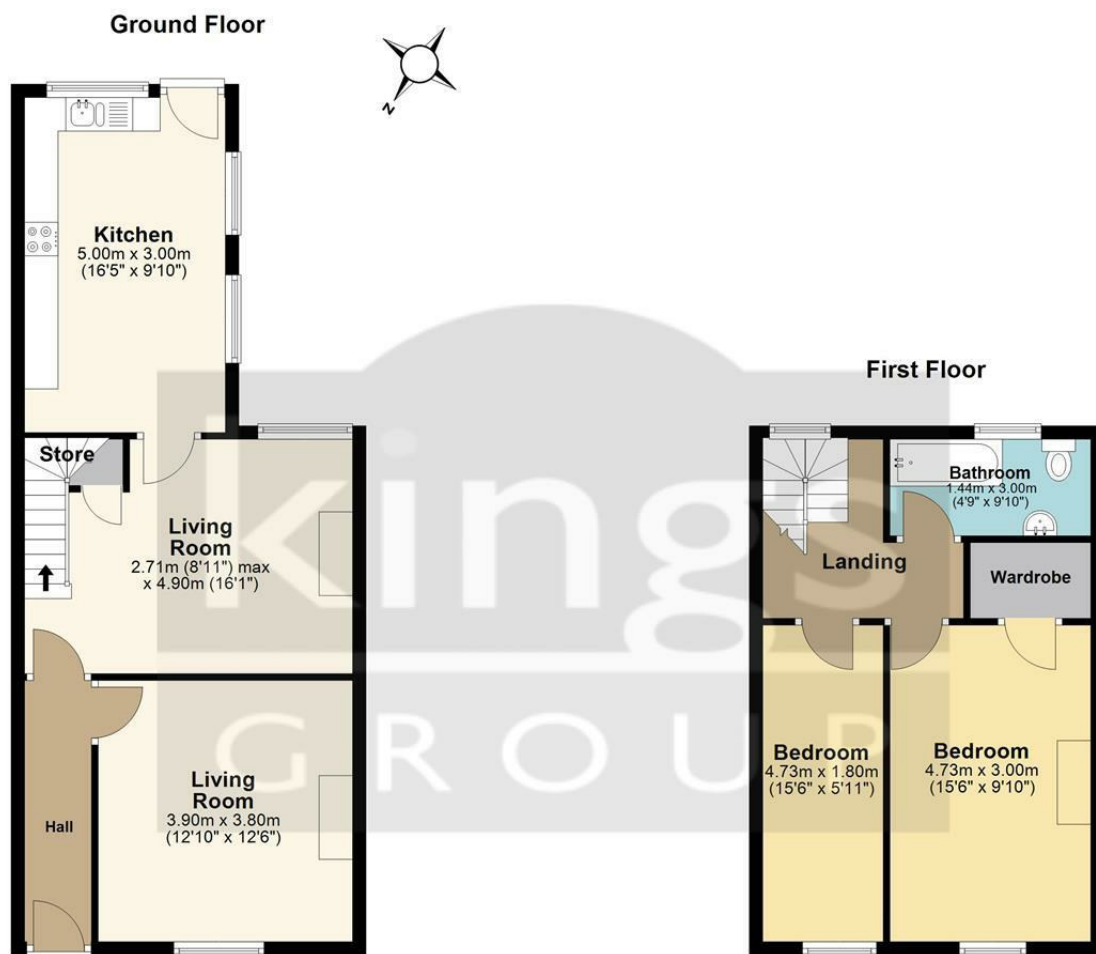
A truly captivating three-bedroom Grade II listed home, rich in character and positioned in an enviably peaceful private road, enjoying uninterrupted views of the River Lea to the front and the Relief Channel to the rear. This rare setting offers a feeling of calm and privacy, while still benefiting from excellent transport links Enfield Lock Station is approximately 0.5 miles away, providing direct services to Tottenham Hale (Victoria Line interchange) and London Liverpool Street.

The property is filled with natural light, thanks to its charming sash windows, and beautifully combines period charm with modern comfort. The accommodation includes a generous reception room, separate dining room, a well-appointed kitchen, two bedrooms, a family bathroom, and a number of original-style fireplaces, complemented by gas central heating.

The impressive south-east facing rear garden (approx. 70ft) is a real highlight. Featuring a decked patio, mature planting, and a well-kept lawn. At the rear a decked terrace overlooking the water, offering direct river access and private fishing rights.

This is a rare opportunity to acquire a unique riverside home in a highly sought-after setting. Early viewing is strongly recommended.

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Total area: approx. 88.9 sq. metres (957.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Government Row