



33, John Gooch Drive, Enfield, EN2 8HG
£580,000

Lanes
ESTATE AGENTS

33, John Gooch Drive, EN2 8HG

Located on a quiet cul-de-sac close to Gordon Hill Station, this well presented four-bedroom semi-detached house offers generous living space throughout, making it the ideal family home.

The ground floor features a separate lounge, a bright dining room and fitted kitchen, ideal for family gatherings and entertaining. From here, doors lead to a lovely conservatory overlooking the rear garden. The ground floor also includes a convenient downstairs W.C, positioned away from the entrance area, along with internal access to the integral garage.

Upstairs, the property offers three double bedrooms and a good-size single bedroom, providing flexibility for families or those needing a home office. The main bedroom benefits from a spacious en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, there is a private rear garden, off-street parking, and an integral garage for additional storage or vehicle use.

Located within easy reach of Gordon Hill Station, local shops, well-regarded schools, and green spaces, this attractive home combines convenience with a peaceful residential setting.



Entrance

Lounge 15'8" x 11'4" (4.78m x 3.45m)

Dining Room 14'7" x 10'5" (4.45m x 3.18m)

Kitchen

13'10" x 10'4" (narrowing to 6'9") (4.22m x 3.15m (narrowing to 2.08m))

W.C 4'10" x 3'1" (1.47m x 0.94m)

Conservatory 9'2" x 8'2" (2.79m x 2.49m)

First Floor Landing**Bedroom One**

15'4" (into fitted wardrobe) x 8'5" (4.67m (into fitted wardrobe) x 2.57m)

En-Suite 8'5" x 5'9" (2.57m x 1.75m)

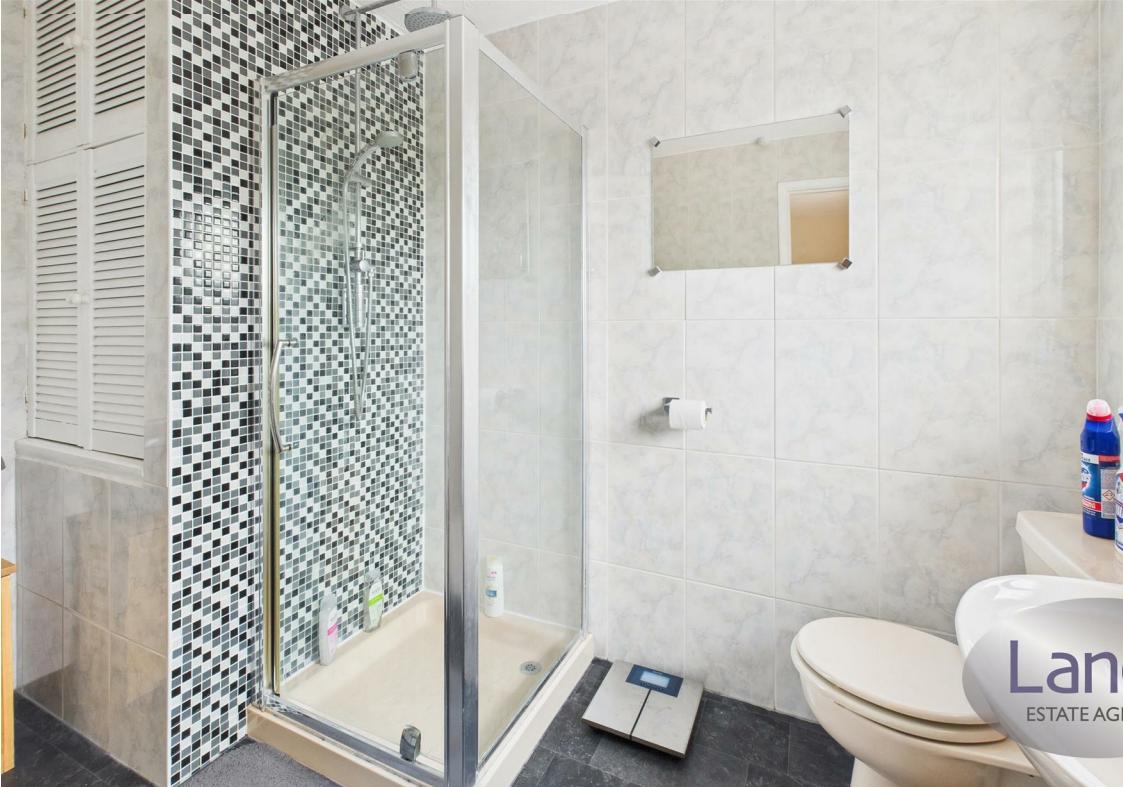
Bedroom Two 10'11" x 7'6" (3.33m x 2.29m)

Bedroom Three 10'9" x 7'6" (3.28m x 2.29m)

Bedroom Four 7'10" x 7'7" (2.39m x 2.31m)

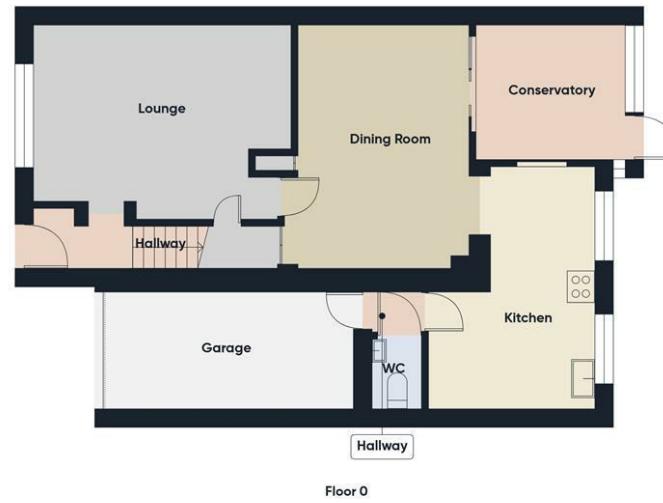
Bathroom 7'9" x 6'8" (2.36m x 2.03m)

Garage 15'6" x 7'8" (4.72m x 2.34m)





Lan
ESTATE AG



Approximate total area



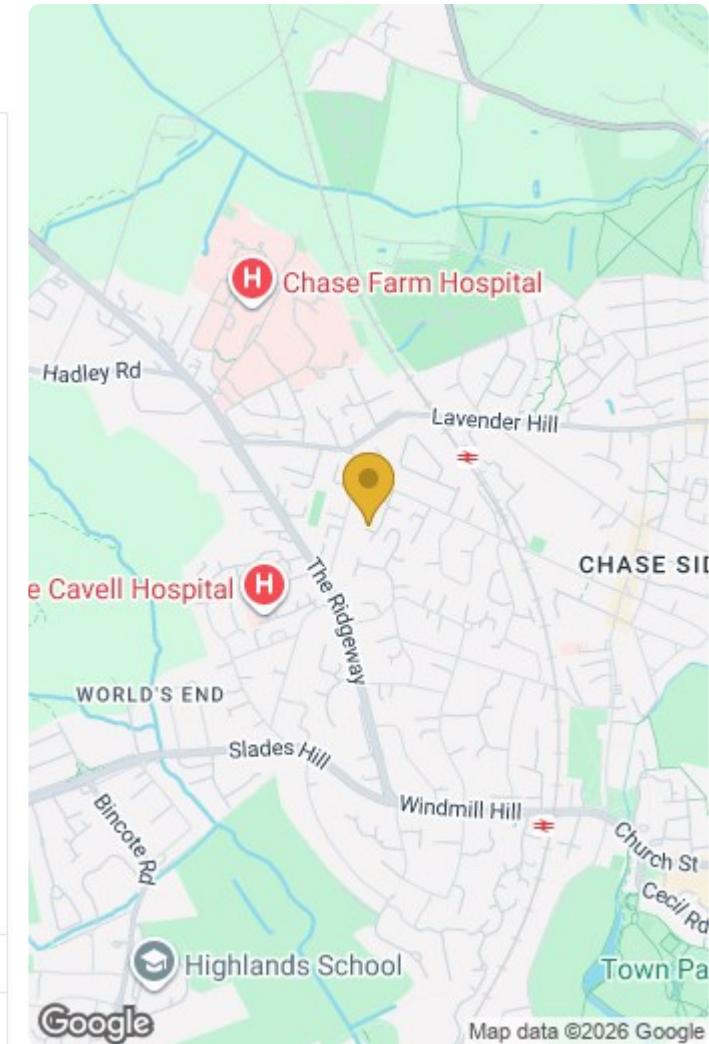
(1) Excluding balconies and terrace.

Calculations reference the RICS IP
3C standard. Measurements are
approximate and not to scale. The
floor plan is intended for illustrative
only.

GIRAFFE360

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Exercise Efficiency Ratios

Energy Efficiency Rating

Rating	Current	Potent
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive
2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Income Group	Percentage (approx.)	Category	Label
(92 plus)	92%	Very environmentally friendly - lower CO2 emissions	A
(81-91)	81%	Very environmentally friendly - lower CO2 emissions	B
(69-80)	69%	Very environmentally friendly - lower CO2 emissions	C
(55-68)	55%	Very environmentally friendly - lower CO2 emissions	D
(39-54)	39%	Not environmentally friendly - higher CO2 emissions	E
(21-38)	21%	Not environmentally friendly - higher CO2 emissions	F
(1-20)	1%	Not environmentally friendly - higher CO2 emissions	G

