



## **Gordon Hill, Enfield**

Available

£650,000 (Freehold)





---

## **Delightful end-terrace Victorian-style house in Gordon Hill, Enfield, a perfect blend of character and modern living.**

---

Located in the area of Gordon Hill, Enfield, this delightful end-terrace Victorian-style house offers a perfect blend of character and modern living. With three well-proportioned bedrooms and a bonus study/office room, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious through lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the layout. Upstairs the property offers three spacious double bedrooms, a separate W/c, family bathroom and study/office. We believe the property could be extended into via the loft and the garage STPP.

The property boasts off-street parking, along with a garage, ensuring that you have ample space for vehicles and storage.

This home is ideally situated within just 0.3 miles of Gordon Hill Station, making commuting to central London a breeze. The surrounding area offers a variety of local amenities, parks, and schools, catering to all your daily needs.

This property is offered chain-free, allowing for a smooth and straightforward purchase process. With its appealing features and prime location, this end-terrace house presents an excellent opportunity for those looking to settle in a vibrant community.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: F

---

## Inner Hallway

Carpet, cupboard housing: fuse box and electric meter, coving to ceiling, radiator, stairs to first floor landing, door to lounge, door to kitchen, door to WC, understairs storage cupboard housing gas meter.

## Lounge

Carpet, coving to ceiling, two radiators, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect.

## Kitchen

Carpet, coving to ceiling, uPVC double glazed window to side aspect, radiator, single glazed windows to rear aspect, single glazed door leading to conservatory, eye and base level units, sink with mixer tap, fitted gas oven, fitted gas hobs, cupboard housing 'Worcester' boiler.

## Conservatory

Tiled flooring, double glazed door leading to rear garden.

## WC

Carpet, Pedestal wash hand basin, low level WC, frosted window to side aspect.

## First Floor Landing

Carpet, coving to ceiling, loft access, radiator, doors to all bedrooms, door to bathroom, door to WC.

## Bedroom One

uPVC double glazed window to front aspect, radiator, carpet, fitted wardrobes, ceiling fan.

## Bedroom Two

Carpet, coving to ceiling, double glazed window to rear aspect, pedestal wash hand basin with mixer tap, ceiling fan.





**BAKER**  
AND  
**CHASE**

### **Bedroom Three**

Carpet, radiator, fitted wardrobe, double glazed window to rear aspect.

### **Bathroom**

Carpet, frosted uPVC double glazed window to side aspect, radiator, cupboard housing water tank, pedestal wash hand basin, paneled bath with mixer tap, mains fed shower, part-tiled walls.

### **WC**

Carpet, frosted uPVC double glazed window to side aspect, low level WC.

### **Rear Garden**

Part-paved area, rest laid to lawn, shrub borders, outside tap, door to garage.

### **Garage**

Power and lighting.

### **Front garden**

Part laid to lawn, paved for off-street parking, door to garage.

### **Disclaimer**

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market





BAKER  
AND  
CHASE



without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

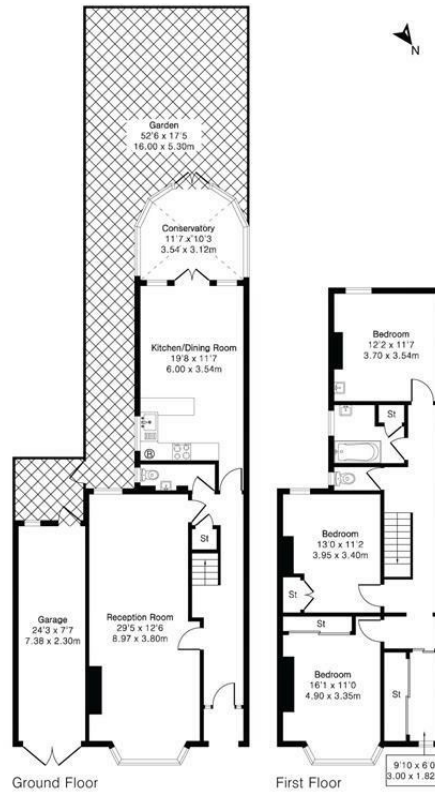


Approximate Gross Internal Area 1647 sq ft - 153 sq m  
(Excluding Garage)

Ground Floor Area 886 sq ft - 82 sq m

First Floor Area 761 sq ft - 71 sq m

Garage Area 183 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



EPC Rating / Local Authority: London Borough of Enfield / Council Tax Band: F

