



Gordon Hill, Enfield

Available

£725,000 (Freehold)





A well-connected three-bedroom family home with a versatile study/nursery, excellent local amenities and exciting potential for future enhancement, ideally positioned just 0.1 miles from Gordon Hill Station.

Located in the sought-after area of Gordon Hill, Enfield, this three-bedroom linked semi-detached house with an additional study/nursery offers a superb combination of generous living space, excellent transport links and exciting potential for future enhancement.

The property is ideally positioned just 0.1 miles from Gordon Hill Station, providing convenient rail connections towards central London and making it an attractive choice for families and professionals. A range of local amenities are also close by, including Co-op Food on Lavender Hill, with further shops, restaurants and cafés around Lavender Hill and Lancaster Road. Trent Park, Hilly Fields Park and Forty Hall Country Park offer excellent opportunities for walking, recreation and enjoying the surrounding green space.

Inside, the property features a spacious and versatile layout, with two reception rooms ideal for relaxing and entertaining. The well-appointed kitchen and dining area provides a welcoming space for family meals and gatherings, while a ground-floor WC adds practicality.

Upstairs are three generously sized bedrooms, including a principal bedroom with an en-suite bathroom. An additional study or nursery room offers valuable flexibility and could be used as a home office, nursery, playroom or fourth bedroom.

The property also offers potential for further development, subject to planning permission, allowing future owners to adapt the accommodation to their individual requirements.

Externally, off-street parking adds further convenience. Local schools include St Michael's CofE Primary School, Chase Side Primary School, One Degree Academy and Wren Academy Enfield.

Overall, this is an appealing family home in a well-connected Enfield location, combining spacious accommodation, excellent local amenities and green spaces with genuine scope for future improvement.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: F

Front Garden

Paved for off-street parking, gas meter box.

Inner Hallway

Original flooring, coving to ceiling, radiator, stairs to first floor landing, understairs storage cupboard, door to reception 1, door to kitchen/dining area, door to WC.

Reception One

Original wood flooring, coving to ceiling, double glazed window to front aspect, ceiling rose, working fireplace, window seat storage, steps leading down to reception two, radiator.

Reception Two

Coving to ceiling, ceiling rose, vertical radiator, two original sash windows to side aspect, two original stained glass windows, door leading to kitchen/dining area.

Kitchen/Dining Area

Herringbone parquet flooring with underfloor heating, spotlights to ceiling, kitchen island with storage under, eye and base level units, 6-Ring gas oven with extractor over. Butler style sink with mixer tap, space for washing machine, space for fridge/freezer, cupboard housing 'Vaillant' combination boiler, sky light, part-tiled walls, uPVC double glazed window to rear aspect, uPVC double glazed 'Barn-style' door leading to rear garden, integrated dishwasher, vertical radiator.

WC

Herringbone parquet flooring, low level WC, wash hand basin with mixer tap.

First Floor Landing

Engineered wood flooring, coving to ceiling, two loft accesses, doors to all bedrooms, door to bathroom, storage cupboard.

Bedroom One

Original wood flooring, coving to ceiling, spotlights to ceiling, radiator, two double glazed windows to front aspect, feature fireplace, door to en-suite.





En-Suite

Engineered wood flooring with underfloor heating, spotlights to ceiling, heated towel rail, part-tiled walls, double glazed window to front aspect, stand alone bath with mixer tap and shower attachment, low level WC with hand basin with mixer tap, walk-in shower cubicle, electric shower, door to study/nursery room.

Study/Nursery Room

Engineered wood flooring, double glazed window to rear aspect, door to bedroom two.

Bedroom Two

Double glazed window to rear aspect, radiator, coving to ceiling, original wood flooring.

Bedroom Three

Carpet, radiator, double glazed window to rear aspect, coving to ceiling.

Bathroom

Engineered wood flooring, part-tiled walls, spotlights to ceiling, radiator, low level WC, stand alone bath with mixer tap, wash hand basin with mixer tap and storage under, uPVC double glazed window to side aspect, mains fed shower.

Rear Garden

Raised decking area, power point, outside tap, rest laid to lawn, access to storage area housing electric meter.

Disclaimer

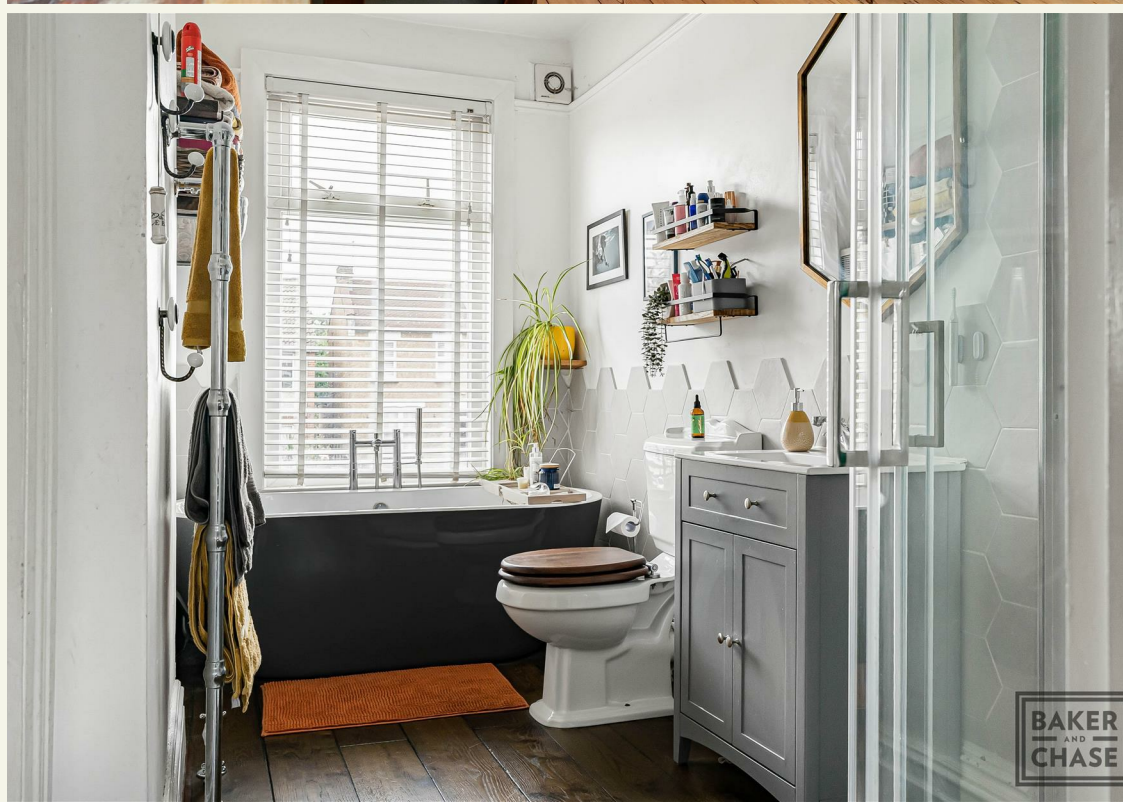
Viewings: In consideration of the current owner/occupants, please note:

- 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 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.

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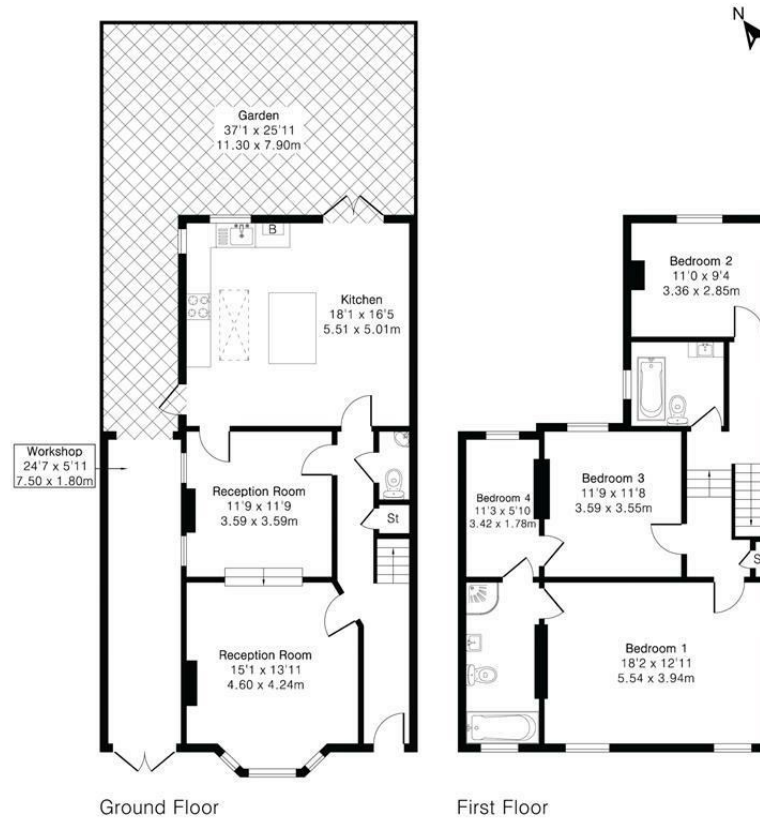




Approximate Gross Internal Area 1728 sq ft - 160 sq m

Ground Floor Area 930 sq ft - 86 sq m

First Floor Area 798 sq ft - 74 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 E / Local Authority: London Borough of Enfield / Council Tax Band: F

