

Gloucester Road, Enfield

Available

Offers over £450,000 (Freehold)

BAKER AND CHASE



A Victorian-style end-of-terrace house with two double bedrooms, two bathrooms, and a private garden, set in a sought-after pocket of Enfield just 0.4 miles from Gordon Hill Station.

This chain-free home offers a flexible layout with plenty of appeal. The ground floor features two interconnecting reception rooms, ideal for both living and dining, with direct access to the garden from the rear. The kitchen is well-equipped with fitted appliances, skylight and multiple windows, creating a bright and functional cooking space. A modern ground floor shower room adds to the property's practicality.

Upstairs, there are two double bedrooms and a family bathroom, making the home well-suited to couples, small families, or those seeking a guest space or home office. Additional benefits include gas central heating, double glazing, and loft access.

Externally, the property enjoys a private rear garden with decking, artificial lawn, and outdoor power, providing a low-maintenance space for relaxing or entertaining. The frontage offers a neat paved approach with hedge border.

Gloucester Road is well-placed within catchment of sought-after primary schools, making it popular with families. Gordon Hill Station (0.4 miles) provides direct rail services into central London, while Enfield Town's shops, cafés, and restaurants are close by. The nearby A10 and M25 offer easy access to wider London and beyond.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Entrance
Wall mounted fuse box, wall mounted electric meter, radiator, stairs to first floor landing, access to reception 2.

Reception 1
Coving to ceiling, double glazed window to side aspect, laminate wood flooring, radiator, doors leading to reception 2.

Reception 2
uPVC double glazed door leading to outdoor space, vertical radiator, laminate wood flooring, access to kitchen.

Kitchen
Tiled walls (part), spotlights to ceiling, skylight, 2x double glazed windows to rear aspect, double glazed window to side aspect, tiled flooring, eye and base level units, fitted electric oven, fitted gas hob with extractor above, integrated dishwasher, sink with mixer tap, space for washing machine, cupboard housing boiler and gas meter, door to shower room, double glazed door leading to rear garden.

Shower Room
Tiled walls, spotlights to ceiling, frosted double glazed window to side aspect, tiled flooring, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower.

First Floor Landing
Loft access, double glazed window to front aspect, carpet, doors to both bedrooms, door to bathroom.

Bedroom 1
2x double glazed windows to side aspect, carpet, radiator.

Bedroom 2
Double glazed window to side aspect, carpet, radiator, storage cupboard housing water tank.








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Bathroom
Part tiled walls, frosted double glazed window to side aspect, spotlights to ceiling, laminate wood flooring, pedestal wash hand basin, low level WC, paneled bath, electric shower, heated towel rail.

Rear Garden
Artificial grass, raised pebble stone bed, pergola area with wooden decking, outside tap, power points.

Front Garden
Paved area, hedge border, gas meter box.

Disclaimer
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. They may however be available by separate negotiation.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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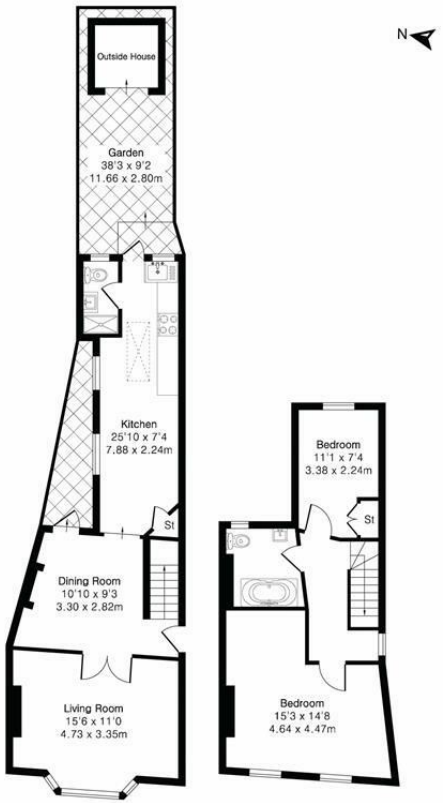




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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Approximate Gross Internal Area 954 sq ft - 89 sq m
Ground Floor Area 540 sq ft – 50 sq m
First Floor Area 414 sq ft – 39 sq m



PINK PLAN

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.

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

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