



Gordon Road, Enfield

Available

£600,000 (Freehold)





Situated in a popular residential location close to excellent transport links, highly regarded schools and a range of local amenities, this mid-terrace Victorian house on Gordon Road offers a perfect blend of period character and modern living.

Located on Gordon Road in Enfield, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by 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, while the first-floor bathroom ensures that family needs are met with ease. The layout is practical and functional, making everyday living a pleasure.

The property boasts potential for further development, subject to planning permission, allowing you to tailor the space to your personal preferences. This flexibility is a rare find in such a desirable location. Families will appreciate being within the catchment area of sought-after schools, making this home an excellent choice for those prioritising education.

Conveniently situated within 0.6 miles of Gordon Hill Station, commuting to central London and beyond is straightforward, enhancing the appeal for professionals and families alike. The surrounding area offers a variety of local amenities, including Sainsbury's Local, One Stop, cafés, restaurants, independent shops, and the popular Forty Hall Estate, providing excellent opportunities for shopping, dining and outdoor recreation.

In summary, this three-bedroom Victorian house on Gordon Road presents a wonderful opportunity for those looking to settle in a well-connected and family-friendly neighbourhood. With its charming features and potential for development, it is a property not to be missed.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Pebble-stone borders, matte deco pathway, matte carbon paving.

Porch

Tiled flooring, part-tiled walls, front door leading to lounge.

Lounge

Solid oak flooring, coving to ceiling, three radiators, built-in book shelf, stairs to first floor landing, uPVC double glazed windows to front & rear aspect, door to kitchen.

Kitchen

Water resistant laminate flooring, eye and base level units, part-tiled walls, spotlights to ceiling, uPVC double glazed window to side aspect, sink with mixer tap, cupboard housing 'Worcester' combination boiler, space for washing machine, space for dishwasher, fitted gas hob (with extractor over), fitted double electric oven, vertical radiator, breakfast bar, sky light, door to WC, uPVC double glazed door leading to rear garden, understairs storage cupboard housing: gas and electric meters and fuse box.

WC

Water resistant laminate flooring, part-tiled walls, extractor fan, radiator, low level WC, vanity unit with wash hand basin and mixer tap, frosted uPVC double glazed window to rear aspect.

First Floor Landing

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

Bedroom One

Carpet, radiator, coving to ceiling fitted wardrobes, two uPVC double glazed windows to front aspect.





Bedroom Two

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

Bedroom Three

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

Bathroom

Water resistant laminate flooring, heated towel rail, spotlights to ceiling, tiled walls, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachments, frosted uPVC double glazed window to side aspect.

Rear Garden

Part paved area, rest laid to lawn, outside tap, fitted storage shed, gate leading to rear pedestrian access.

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.





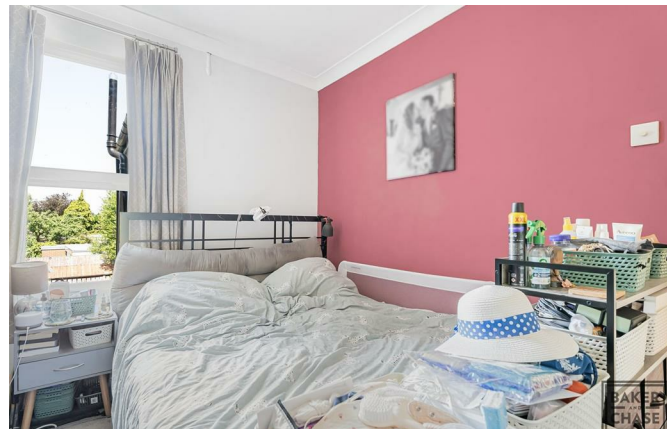
BAKER
AND
CHASE



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 964 sq ft - 90 sq m
Ground Floor Area 513 sq ft - 48 sq m
First Floor Area 451 sq ft - 42 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

