# Sterling Road, Enfield

Offers Over £475,000

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- Immaculate Two Bedroom Victorian Terrace Property
- Large Open Plan Reception/Dining Room
- Newly Refurbished Throughout with Charming Period Features
- South Facing, Low Maintenance Garden Extending to 40ft
- Gordon Hill station (National Rail Great Northern) is 0.4 miles away, Enfield Chase is 0.6 miles away, and Enfield Town (London Overground) all Close By
- Convenient for St Michael's CE Primary School, One Degree (Outstanding) St George's RC Primary and Wren Academy Secondary School
- Historic Forty Hall Estate to Hilly Fields and Enfield Town shopping centre offers an abundance of cafes and amenities

For more images of this property please visit havilands.co.uk

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Havilands are delighted to offer for sale this immaculately presented two bedroom Victorian home offers approximately 773 sq ft of stylishly renovated living space, combining classic character with high-specification contemporary design.

The ground floor introduces a seamless open-plan flow, enhanced by elegant herringbone-style flooring and comprised of large open plan reception/dining room features a classic fireplace recess, recessed spotlighting and ample natural light, an extended kitchen with large roof skylight and rear garden door, utility area and bathroom.

Upstairs, the first-floor landing leads to two double bedrooms, each freshly carpeted and detailed with period-style cast iron feature fireplaces and crisp, neutral decor.

Outside, the property enjoys a south facing, low maintenance rear garden extending over 40 ft.

Set within easy reach of transport connections, Gordon Hill station (National Rail Great Northern) is 0.4 miles away, Enfield Chase is 0.6 miles away, and Enfield Town (London Overground) is approximately 1 mile away, offering direct routes across London. Local families benefit from proximity to well-regarded schooling, including St Michael's CE Primary School, One Degree (Outstanding) St George's RC Primary and Wren Academy secondary school. Extensive green spaces are close at hand, from the historic Forty Hall Estate to Hilly Fields and Enfield Town shopping centre offers an abundance of cafes and amenities.

Tenure: Freehold

Council Tax Band: C (London Borough of Enfield 2026/27 £2,015.71)

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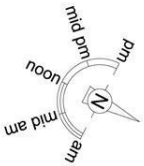
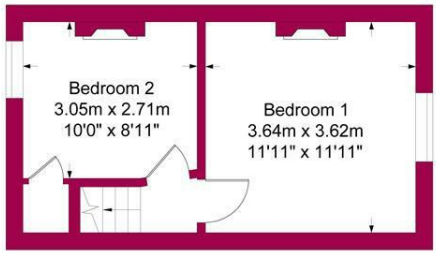
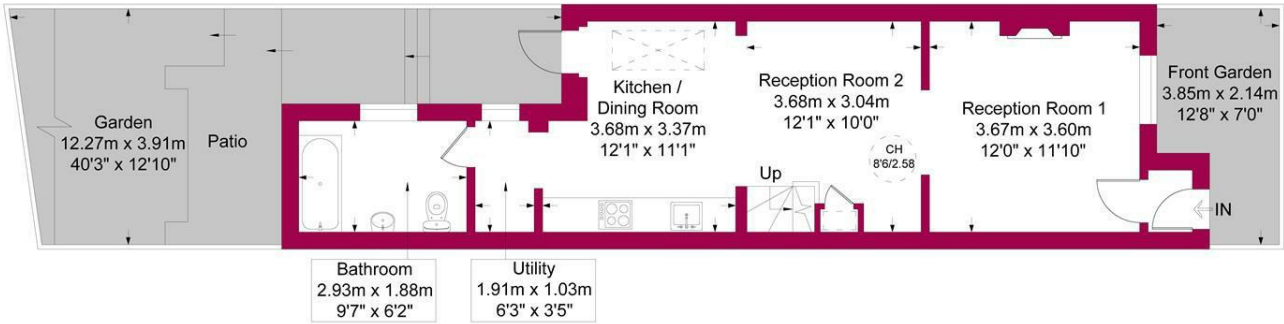
**Sterling Road Enfield, EN2** **Approximate Gross Internal Area** = 773 sq ft / 71.7 sq m




**First Floor**




**Ground Floor**

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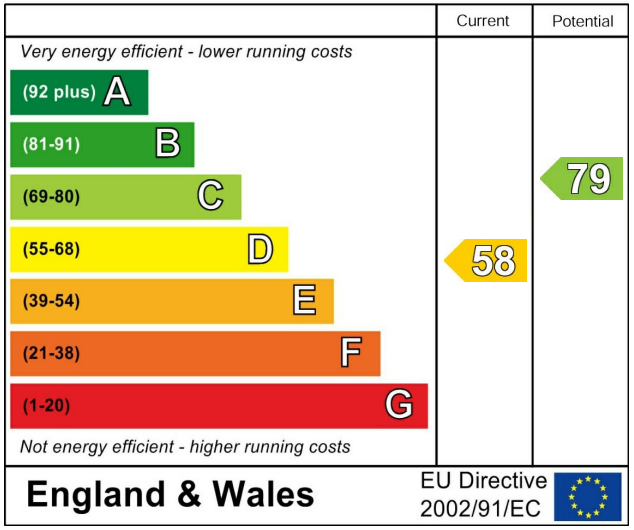
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

## Energy Efficiency Rating




havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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