



## **Gordon Road, Enfield**

Under Offer (SSTC)

Offers in excess of £600,000 (Freehold)





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**A Victorian-style three-bedroom end of terrace home with two reception rooms, en-suite facilities, garage, and a south-facing rear garden, ideally positioned just 0.5 miles from Gordon Hill Station.**

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This attractive family home combines period charm with modern touches, offering a versatile layout across two floors. The ground floor features two reception rooms: a bright front lounge with sash-style double glazing, feature fireplace, and original detailing, and a rear reception with garden access and useful understairs storage. The separate kitchen is fitted with wall and base units, walnut worktops, tiled flooring, and space for appliances, with dual-aspect windows providing excellent natural light.

Upstairs, the master bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a modern family bathroom with bath and mains-fed shower. Character details such as coving, cornicing, and sash-style windows enhance the home's Victorian appeal, while gas central heating and double glazing ensure comfort throughout.

Outside, the property boasts a private south-facing rear garden, with a patio, lawn, shrub borders, and side access. A garage with electric door, power, and lighting provides secure parking or additional storage, and offers potential for further development (STPP). The frontage is neatly presented with paving and pebbled areas.

Located on Gordon Road, the property is well placed for transport and amenities. Gordon Hill Station (0.5 miles) offers direct rail connections into central London, with Enfield Town's shopping, cafés, and restaurants also nearby. Families will appreciate being within the catchment of sought-after schools, as well as close proximity to Town Park (0.3 miles) and Enfield Playing Fields.

A spacious Victorian-style end of terrace with garage, south-facing garden, and excellent potential in a desirable residential setting.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: D

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## Porch

Front door leading to inner hallway, carpet.

## Inner Hallway

Coving to ceiling, cornice, engineered oak wood flooring, radiator, door to reception 1, access to reception 2.

## Reception 1

Coving to ceiling, uPVC sash double glazed window to front aspect, engineered oak wood flooring, radiator, gas fireplace with surround.

## Reception 2

Understairs storage cupboard housing fusebox and electric meter, uPVC double glazed door leading to rear garden, engineered oak wood flooring, radiator, stairs to first floor landing, door to kitchen.

## Kitchen

Eye and base level units, tiled flooring, radiator, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, walnut worktops, inset sink with mixer tap, space for gas cooker and hob with extractor over, space for dishwasher, space for washing machine.

## First Floor Landing

Loft access, carpet, doors to all bedrooms, door to bathroom, storage cupboard housing 'Ideal' combination boiler.

## Bedroom 1

Loft access, uPVC double glazed window to rear aspect, carpet, radiator, sliding door to en-suite.

## En-Suite

Part tiled walls, spotlight to ceiling, uPVC double glazed window to side aspect, tiled flooring, radiator, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower.

## Bedroom 2

Coving to ceiling, uPVC sash double glazed window to front aspect, carpet, radiator.





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### Bedroom 3

Coving to ceiling, uPVC sash double glazed window to front aspect, carpet, radiator.

### Bathroom

Part tiled walls, uPVC double glazed window to rear aspect, tiled flooring, heated towel rail, electric mirror shaving point, wash hand basin with mixer tap, low level WC, bath with mixer tap and mains fed shower.

### Rear Garden (South Facing)

Part paved area, part laid to lawn, shrub border, outside tap, side gate leading to alleyway, door leading to garage, water butt.

### Garage

Electric door, power and lighting.

### Front Garden

Part paved area, pebble stone area, gas meter box.

### Disclaimer

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings





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**Approximate Gross Internal Area 963 sq ft - 89 sq m  
(Excluding Garage)**

Ground Floor Area 498 sq ft - 46 sq m

First Floor Area 465 sq ft - 43 sq m

Garage Area 201 sq ft - 19 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

