



**Gordon Road, Enfield, EN2 0PU**



**welcome to**  
**Gordon Road, Enfield**

Barnfields are delighted to offer for sale this delightful, three bedroom end of terrace Victorian house in a sought after turning just off Chase Side, close to local shops, good primary schools and a within a short walk of Gordon Hill Overground Station (Moorgate Line).

The property is offered in good condition throughout and offers a south facing garden and the benefit of approved planning permission for a ground floor rear extension.



**Side Entrance Front Door**

Opens to lobby with stairs to first floor.

**Lounge**

25' 8" x 14' 2" ( 7.82m x 4.32m )

Part solid wood flooring and part fitted carpet, double glazed windows to front with fitted shutters, radiator, double glazed French doors to rear, open fireplace with wooden surround, slate hearth and inset wood burner, understairs storage cupboard.

**WC**

Low level WC with wall mounted hand basin.

**Kitchen**

21' 4" x 7' 10" ( 6.50m x 2.39m )

Dual aspect room with fitted white gloss wall and base units with wooden toning wooden worktops, ceramic sink and drainer, stainless steel double oven with ceramic hob and matching extractor hood above, plumbing for washing machine, tiled splashbacks, double glazed French doors to garden and window to side, tiled floor, space for fridge/freezer, integrated dishwasher, spotlights.

**NB**

Vendor has passed planning permission for rear extension - details on request.

**First Floor****Landing**

Fitted carpet, double glazed window to side.

**Bedroom Two**

14' 3" x 11' 11" ( 4.34m x 3.63m )

Range of built-in wardrobes, two double glazed windows to front, fitted carpet, radiator.

**Bedroom Three**

11' x 8' 11" ( 3.35m x 2.72m )

Fitted carpet, radiator, double glazed window to rear.

**Bathroom**

11' 1" x 8' 3" ( 3.38m x 2.51m )

Freestanding bath with shower attachment, large fully tiled step-in shower unit with glass screen, wall mounted hand basin with cupboards beneath, low level WC, wood effect flooring, double glazed window to rear, spotlights.

**Top Floor****Bedroom One**

16' 4" x 12' 4" at widest ( 4.98m x 3.76m at widest )

Fitted carpet, spotlights, Velux window to front, double glazed windows to rear, deep eaves storage cupboards.

**Outside****Rear Garden**

A generous sunny south facing rear garden with patio area to front, rest laid to lawn with mature shrub borders, garden shed (with power), side pathway with gate leading to the front of the house.



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welcome to

## Gordon Road, Enfield

- 25' Through Lounge
- 21' Kitchen / Diner
- Downstairs WC
- Three Bedrooms
- South Facing Rear Garden

Tenure: Freehold EPC Rating: E

**£625,000**



Please note the marker reflects the postcode not the actual property

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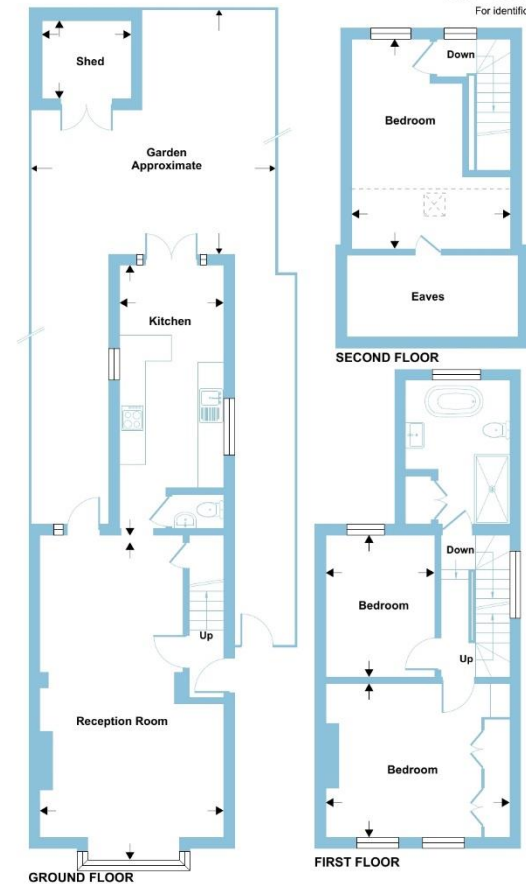
Property Ref:  
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnfields. REF: 875730

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