



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

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

Situated in this quiet residential location, just minutes from shops, schools, parks and Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping centre, greenbelt countryside and the M25 Motorway, a beautifully appointed and extended Victorian character house with a 30ft long kitchen/breakfast room and a large L shaped rear garden.

The delightful property is presented to a high standard throughout and must be viewed to be fully appreciated!



### **Entrance Hall**

Wood flooring, radiator.

### **Dual Aspect Lounge**

24' 8" x 13' 8" ( 7.52m x 4.17m )

Solid wood flooring, bay of wooden double glazed sash windows to front with fitted shutters, cast iron fireplace with matching surround and tiled hearth, two radiators, double glazed casement window to garden, understairs storage/meter cupboard, door to kitchen/breakfast room.

### **Kitchen / Breakfast Room**

30' 5" x 8' 5" ( 9.27m x 2.57m )

Beautifully and comprehensively fitted in a range of white wall and base units with contrasting wooden worktops, ceramic sink, space for a range style oven, tiled splashback, integrated washing machine and dishwasher, space for fridge-freezer, double glazed windows and door to the side plus double glazed French doors to garden, radiator, tiled floor.

### **First Floor**

#### **Landing**

Fitted carpet, access to boarded loft with pull down ladder, linen cupboard.

#### **Bedroom One**

13' 8" x 11' 1" ( 4.17m x 3.38m )

Double glazed wooden sash windows to front with fitted shutters, fitted carpet, extensive range of built-in wardrobes, radiator.

#### **Bedroom Two**

11' 1" x 8' 10" ( 3.38m x 2.69m )

Fitted carpet, double glazed window to rear, radiator.

#### **Bathroom**

Large walk-in shower unit with metro tiling, freestanding roll top bath with shower attachment, low level WC, pedestal wash hand basin, attractive panelling to dado height, tiled floor, double glazed window to rear, radiator, spotlights.

### **Outside**

#### **Rear Garden**

Delightful and substantial 'L' shaped rear garden with double width plot to rear portion. Patio area to front with lawn and steps up to rear part of the garden also laid to lawn with mature shrubs and bushes to side.



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welcome to

## Gordon Road, Enfield

- Through Lounge
- Unusually Large L Shaped Rear Garden
- 30ft Long Kitchen / Breakfast Room
- Two Double Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

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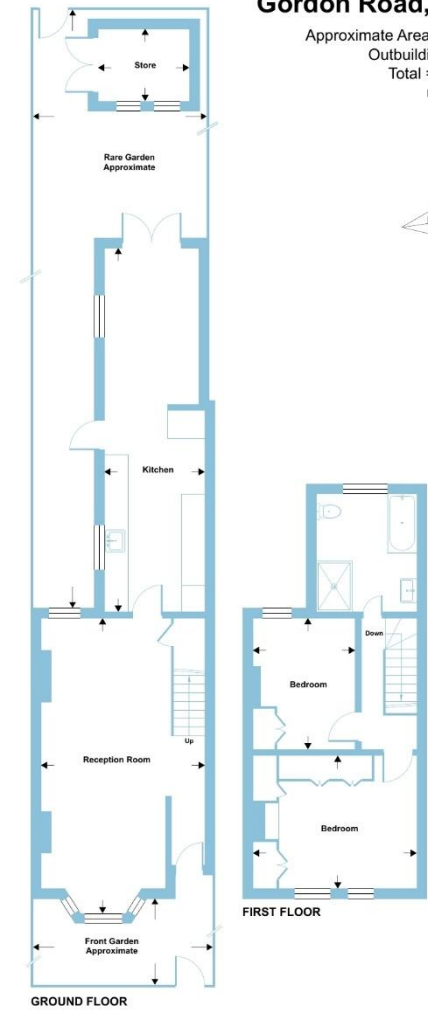
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## Gordon Road, Enfield, EN2

Approximate Area = 962 sq ft / 89.3 sq m  
Outbuilding = 46 sq ft / 4.2 sq m  
Total = 1008 sq ft / 93.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1335533



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