



Gordon Hill, Enfield

Under Offer (SSTC)

£640,000 (Freehold)





A beautifully presented four-bedroom Victorian end-of-terrace home with off-street parking, open-plan kitchen/diner and excellent transport links.

Situated on a quiet residential road in Enfield, this four-bedroom Victorian-style end-of-terrace house offers generous and well-balanced accommodation over three floors. The property features a through lounge, open-plan kitchen/diner, four bedrooms, and modern bathroom facilities, making it ideal for families.

The ground floor is accessed via an inner hallway with coving, hardwood flooring, and multiple storage cupboards. The through lounge benefits from original sash windows to the front, a uPVC window to the rear, a feature fireplace, ceiling roses, and bespoke storage. A downstairs WC adds further convenience.

The open-plan kitchen/diner is fitted with eye and base level units, integrated appliances including dishwasher, washer/dryer, fridge/freezer, microwave, and fitted ovens with a 5-ring gas hob and extractor. A skylight and double bi-folding doors provide excellent natural light and access to the rear garden, which features a mix of paving and artificial grass, a rear pedestrian gate, power point, and outside tap.

The first floor offers two double bedrooms with sash windows and coving, with an additional feature fireplace in bedroom 1, along with a modern family bathroom. Stairs lead to the second floor, where bedroom 3 features a rear dormer window and bedroom 4 benefits from multiple Velux windows, with both rooms offering good natural light, storage, and flexible use.

Externally, the front garden is paved for off-street parking with Victorian-style tiling, a power point, and gas meter box.

Gordon Hill is well regarded for its range of local shops, cafés and everyday amenities, with further facilities available in Enfield Town. A selection of well-regarded primary and secondary schools are located nearby, while Gordon Hill station offers direct rail services into central London. Bus routes and road links provide convenient access to surrounding areas and the M25.

Local Authority: London Borough of Enfield
Council Tax Band: E

Inner Hallway

Coving to ceiling, stairs to first floor landing, door to lounge, door to WC, door to kitchen/diner (open plan), understairs storage cupboard, further storage cupboard, cupboard housing: fuse box and electric meter, radiator, hard wood flooring

Lounge

Coving to ceiling, 2x Ceiling rose, original sash windows to front aspect, uPVC double glazed window to rear aspect, real fire place with surround, 3x radiator, carpet

WC

Coving to ceiling, spotlight to ceiling, low level WC, wash hand basin with mixer tap, extractor fan, hard wood flooring

Kitchen Diner

Spotlights to ceiling, coving to ceiling, skylight, double glazed window to side aspect, double bi-folding doors, leading to rear garden, eye and base level units, feature 'super Inter Oven', integrated dishwasher, integrated washer/dryer, fitted electric oven, fitted microwave oven, integrated fridge/freezer, fitted 5 ring gas hob with extractor over, 2x vertical radiators, hard wood flooring

First Floor Landing

Spotlights to ceiling, coving to ceiling, carpet, stairs to second floor landing, doors to bedrooms 1 and 2, door to bathroom

Bedroom 1

coving to ceiling, 2x double glazed sash windows to front aspect, feature fire place, 2x radiator, carpet, ceiling rose

Bedroom 2

Coving to ceiling, original sash windows to rear aspect, radiator, carpet





Bathroom

Coving to ceiling, spotlights to ceiling, double glazed sash window to rear aspect, feature fire place, cupboard housing 'Vaillant' boiler, bath with mixer tap and shower attachment, walk in shower cubicle with mains fed shower, low level WC, wash hand basin with mixer tap, vertical radiator, part tiled walls, tiled flooring

Second floor landing

Spotlights to ceiling, doors to bedroom 3 and 4, wall mounted fuse box, carpet

Bedroom 3

Spotlight to ceiling, uPVC double glazed window to rear aspect, radiator, carpet, small door leading to bedroom 4

Bedroom 4

Spotlights to ceiling, 4x Velux windows to front aspect, under eaves storage, radiator, carpet

Rear Garden

Outside tap, power point, rear pedestrian gate, part paved area, part artificial grass

Front Garden

Power point, gas meter box, paved for off street parking, Victorian style paving tiling

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- 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





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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.

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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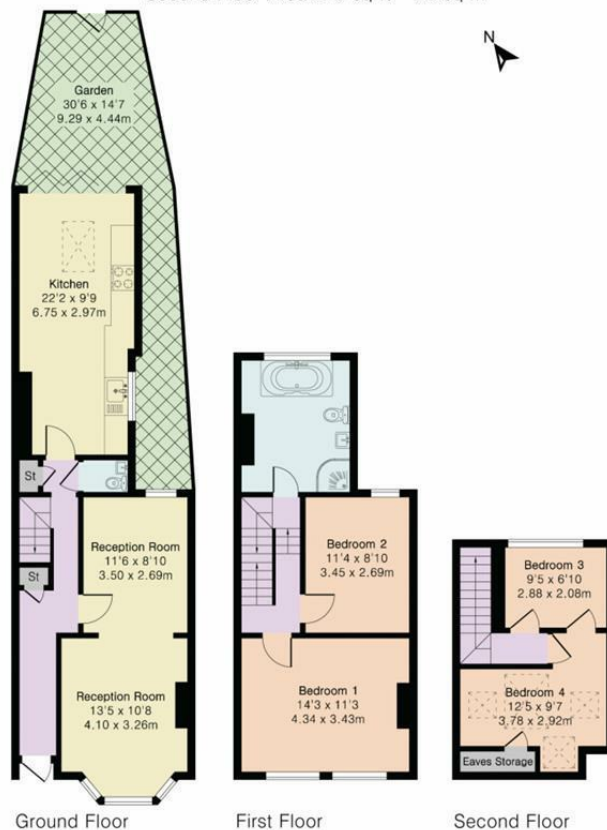


Approximate Gross Internal Area 1236 sq ft - 115 sq m

Ground Floor Area 583 sq ft - 54 sq m

First Floor Area 437 sq ft - 41 sq m

Second Floor Area 216 sq ft - 20 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: E

