



21 Gloucester Road, Enfield, EN2 0EX
£580,000



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Lanes Enfield Town are pleased to offer to market this charming character home on Gloucester Road. This terraced house is a true gem waiting to be discovered. Boasting a lovely through lounge, three cosy bedrooms, and a well-appointed bathroom on the first floor, this property exudes character and warmth.

Step inside to find a spacious kitchen/diner that connects to a sunny conservatory, offering the perfect setting for relaxed mornings and intimate gatherings. The easy maintenance garden, complete with a shed and a delightful patio, is a tranquil oasis where you can unwind and enjoy during the summer.

Conveniently located just a short stroll away from the picturesque Hilly Fields, as well as the local shops along Lancaster Road and Gordon Hill Station, this home offers both tranquillity and accessibility. With Enfield Town and major transport links such as the M25 within easy reach, the possibilities are endless.

Don't miss the chance to make this beautiful property your own and experience the best of Enfield living.



Hallway

Door to all rooms. Radiator.

Reception One

14'5" (into bay) x 11'9" (4.39m (into bay) x 3.58m)

Double glazed bay window to front aspect, two radiators, archway to reception two.

Reception Two

12'2" x 11'8" (3.71m x 3.56m)

Double glazed door to rear aspect leading to garden, laminate flooring, radiator.

Kitchen

16'8" x 9'1" (5.08m x 2.77m)

Double glazed door to conservatory. Tiled flooring, freestanding cooker, stainless steel sink, spaces for under counter dishwasher, washing machine, fridge and freezer. Base level and eye level units.

Conservatory

8'2" x 7'9" (2.49m x 2.36m)

Double glazed windows and door to rear aspect leading to garden. Tiled floors.

First Floor Landing

Doors leading to Bedroom 1, 2, 3 and Bathroom. Loft access and airing cupboard.

Bedroom One

12'5" x 9'7" (3.78m x 2.92m)

Double glazed windows to front aspect, laminate floors, radiator, fitted wardrobes.

Bedroom Two

12'2" x 10'1" (3.71m x 3.07m)

Double glazed window to rear aspect, laminate floors, radiator.

Bedroom Three

12'5" x 9'7" (3.78m x 2.92m)

Double glazed window to rear aspect, laminate floors, radiator, fitted cupboard.

Bathroom

Frosted window to side aspect, tiled walls, bath with mixer tap and shower attachment, vanity hand basin with mixer tap, low level closed couple w.c.

Garden

Lazy lawn, porcelain tiled patio, flower bed,

Lanes Estate Agents Enfield Reference Number

ET5197/CS/CS/CS/051124





GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.

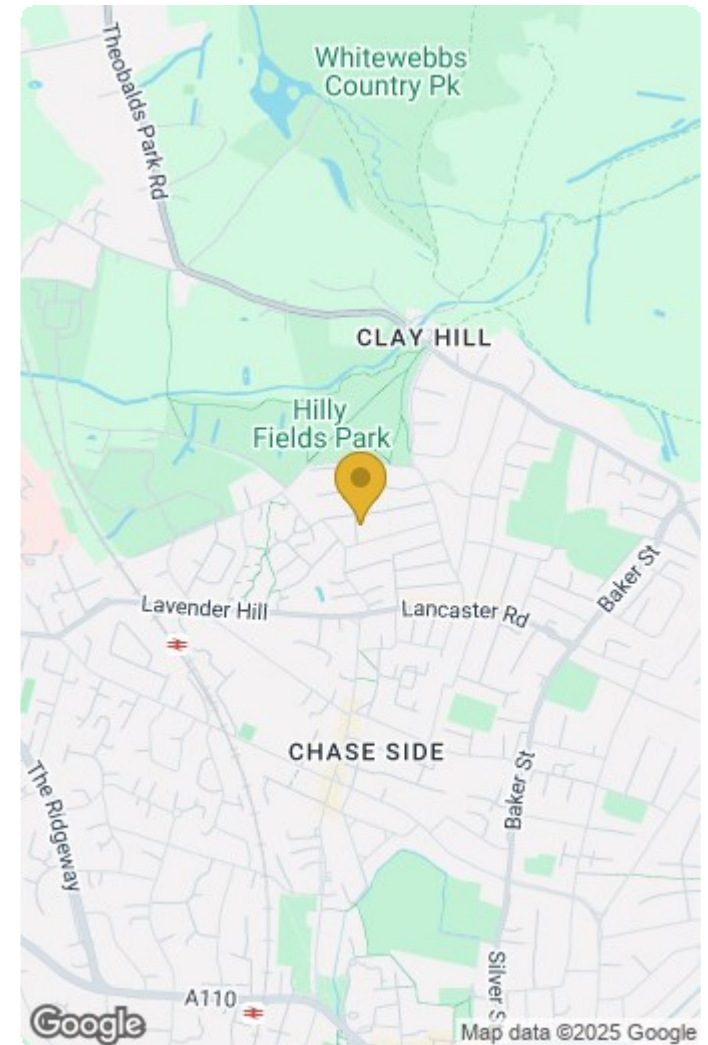


TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

