



76 Gordon Road, Enfield, EN2 0PZ

£550,000



## 76 Gordon Road, Enfield, EN2 0PZ

Welcome to Gordon Road, Enfield - a charming location for this delightful two-bedroom mid-terrace Victorian house. This property boasts a large through lounge, perfect for relaxing or entertaining guests. The house features two well-appointed bedrooms, ideal for a small family or those in need of a guest room or home office.

One of the highlights of this lovely home is the four-piece first-floor bathroom, offering both convenience and luxury. The double-glazed sash windows not only add character to the property but also provide excellent insulation, keeping the house warm and quiet.

Situated within walking distance to Gordon Hill train station, this house is perfect for commuters or those who enjoy exploring the city. The convenience of having public transport nearby makes this property an excellent choice for those looking for easy access to London and beyond.

Don't miss the opportunity to make this charming Victorian house your new home. Contact us today to arrange a viewing and experience the warmth and character this property has to offer.



**Lounge** 24'2" x 14'4" (7.37m x 4.37m)

Double glazed bay window to front aspect with 'Sash Windows', Double glazed 'Sash Window' to rear aspect, laminate wood flooring, stairs leading to first floor landing and door leading to kitchen.

**Kitchen** 11'5" x 8'0" (3.48m x 2.44m)

Dual aspect double glazed windows, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap and drainer unit, fitted electric cooker with extractor hood, space for fridge/freezer and washing machine, radiator, spotlights, tiled floor and part tiled walls.

**First Floor Landing**

Loft access and doors leading to all rooms.

**Bedroom One** 14'6" x 10'6" (4.42m x 3.20m)

Two double glazed 'Sash windows' to front aspect and radiator.

**Bedroom Two** 11'4" x 8'6" (3.45m x 2.59m)

Double glazed 'Sash window' to rear aspect and radiator.

**Bathroom**

Frosted double glazed 'Sash window' to rear aspect, four piece suite comprising of panel enclosed bath with mixer tap, shower cubicle, vanity sink with mixer tap, low flush W.C, radiator, tiled floor and part tiled walls.

**Exterior - Front**

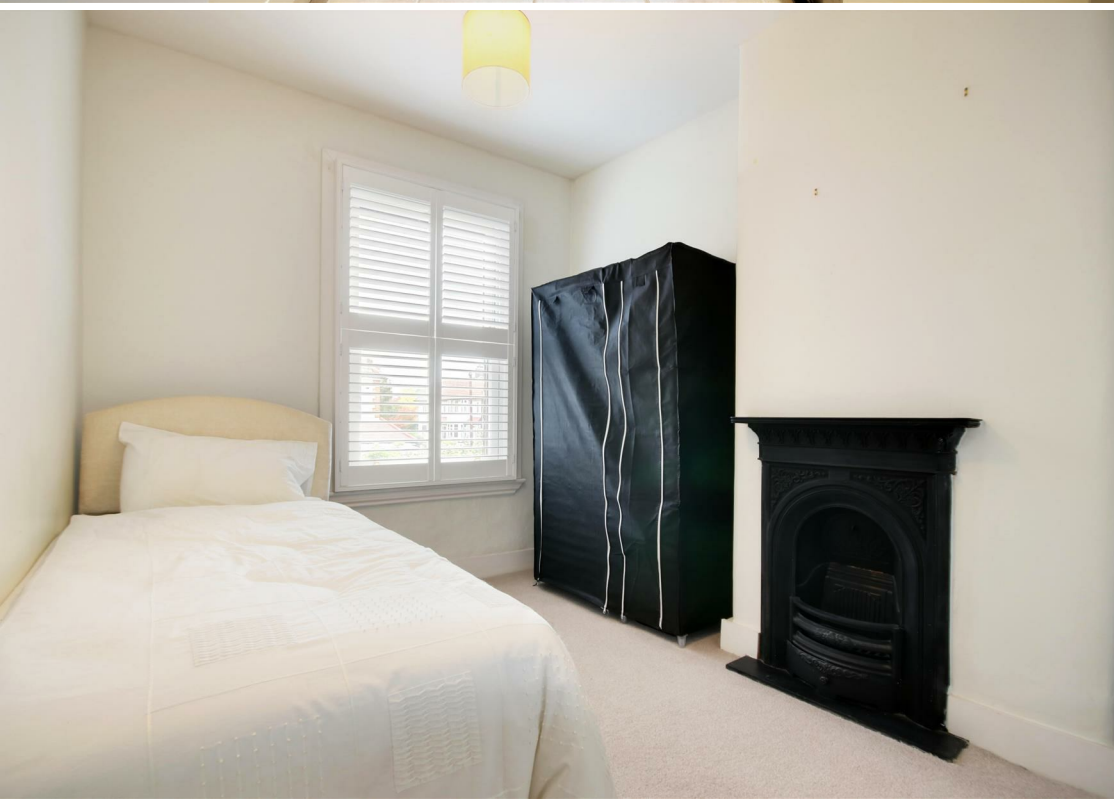
Patio paved.

**Exterior - Rear**

Wooden shingled area, decking area and artificial lawn area to rear, timber shed.

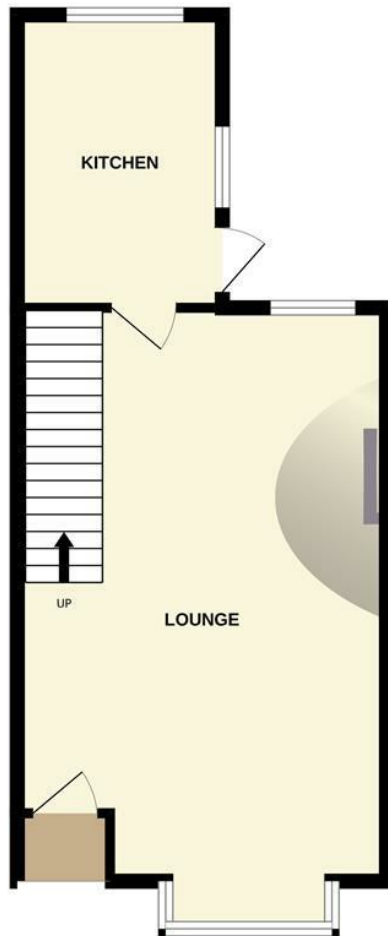
**Lanes Estate Agents Enfield Reference Number**

ET5196/AX/AX/AX/281024





GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

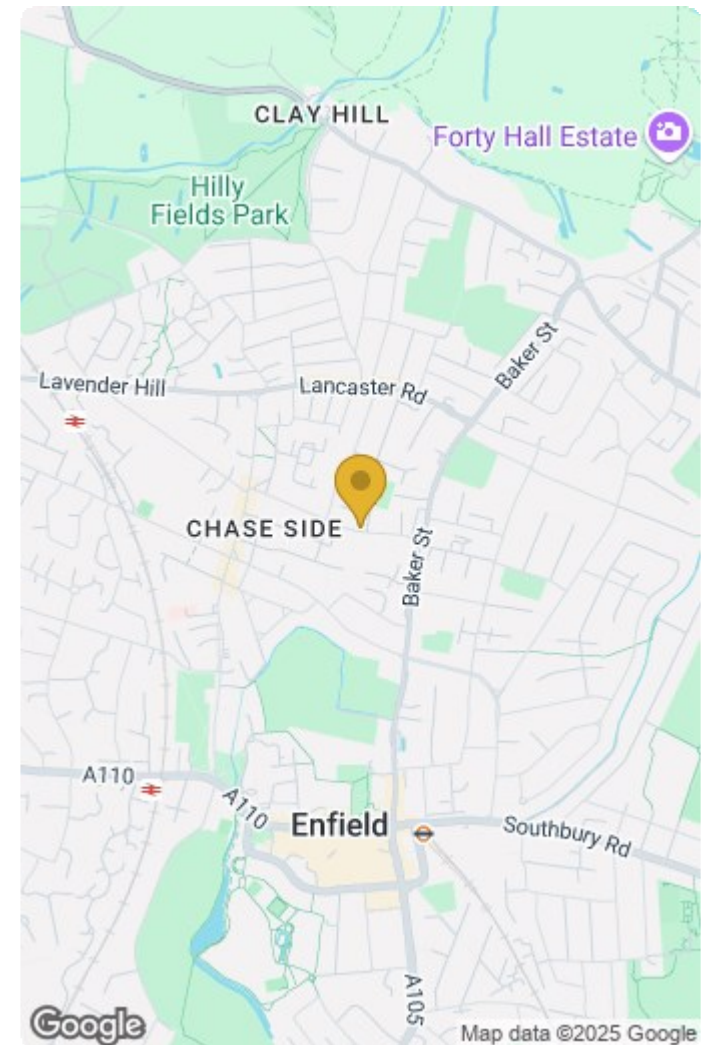


TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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