



44 Halifax Road, Enfield, EN2 0PR

Offers In Excess Of £550,000

Lanes
ESTATE AGENTS

44 Halifax Road, Enfield, EN2 0PR

A Stunning Victorian Semi-Detached Home with Modern Comforts and Timeless Charm

This beautifully presented two-bedroom Victorian semi-detached house perfectly blends classic period features with stylish modern updates. Set in a sought-after residential turning off Chase Side, it's just a short stroll from an array of local amenities, independent shops, and charming cafes, offering both convenience and a vibrant community feel.

Inside, the home boasts a spacious through lounge with elegant original features, high ceilings, and plenty of natural light—ideal for both everyday living and entertaining. To the rear, a large kitchen diner provides ample space for cooking and dining, with direct access to the beautifully landscaped garden—a private haven with patio and greenery, perfect for relaxing or alfresco dining.

Upstairs, the property offers two well-sized double bedrooms and a luxurious, modern first-floor bathroom, finished to a high standard with contemporary fittings and a calming design.

For commuters, Gordon Hill Station is within easy walking distance, offering direct services into central London, while the surrounding area benefits from excellent schools, parks, and transport links.

This home offers a perfect blend of Victorian charm, modern style, and an unbeatable location—a truly special property not to be missed.



Hallway

Laminate, radiator, stairs to first floor landing, under stairs cupboard, doors to all rooms.

Lounge 11'0" x 11'0" (3.35m x 3.35m)

Original wood framed windows to front aspect, laminate, radiator, gas fireplace.

Dining Room 10'10" x 10'0" (3.30m x 3.05m)

Original wood framed door leading to garden, laminate, radiator, feature fireplace.

Kitchen 8'0" x 16'11" (2.44m x 5.16m)

Original wood framed windows to side aspect, double glazed uPVC doors leading to garden, laminate floors, granite worktops, fitted single oven with induction hob, extractor hood. butler sink with mixer tap, integrated washing machine, dishwasher and fridge freezer. Base level and eye level units, radiator and spotlights.

Bedroom One 11'0" x 14'0" (3.35m x 4.27m)

Original wood framed windows to front aspect, laminate floors, radiator x2, fitted wardrobes.

Bedroom Two 10'11" x 10'0" (3.33m x 3.05m)

Original wood framed windows to rear aspect, laminate, radiator.

Shower Room 8'11" x 11'0" (2.72m x 3.35m)

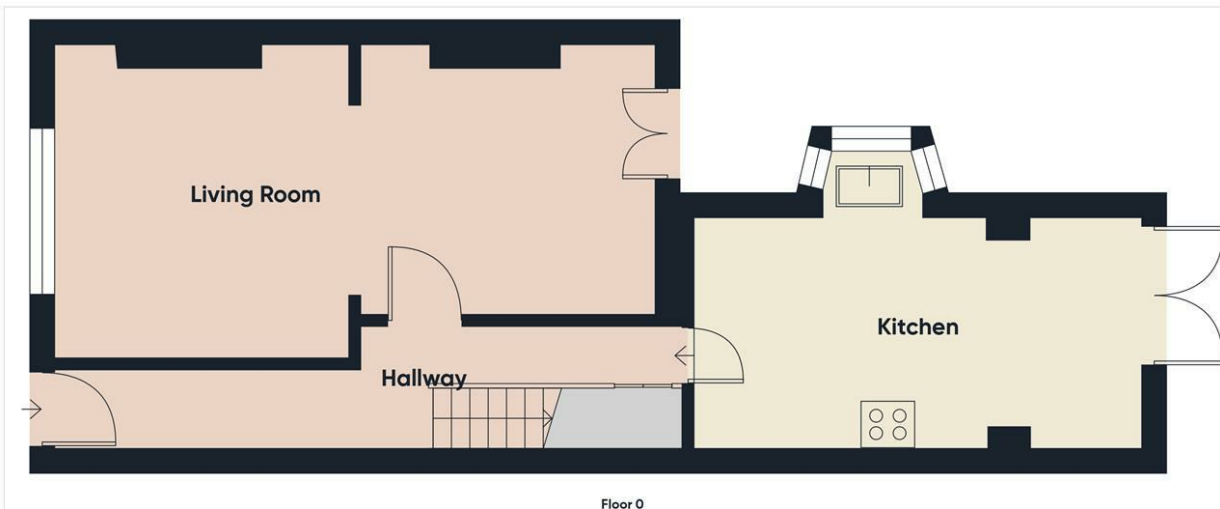
Original wood framed window to rear aspect, tiled floors, part tiled walls, double walk in shower, vanity mixer tap, low level closed couple w.c, spotlights, radiator.

Garden

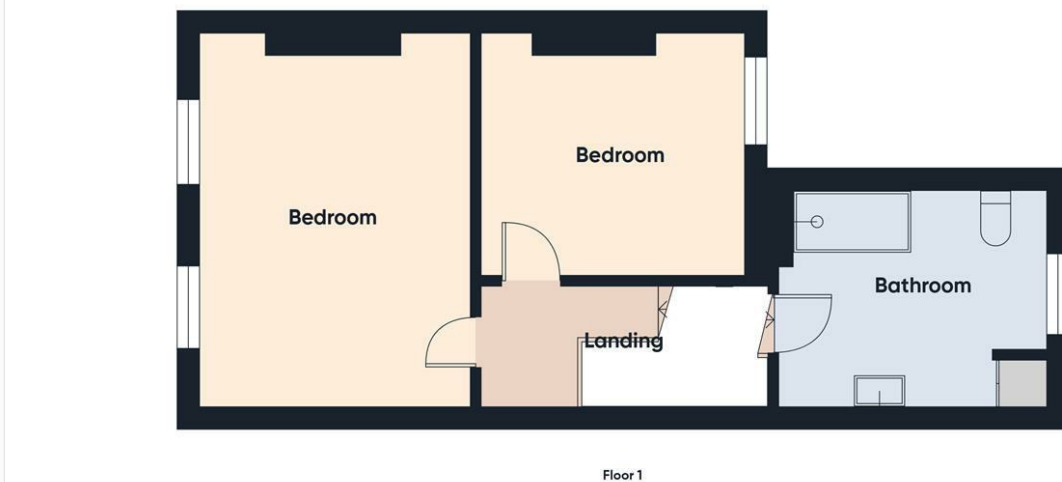
Mainly laid to lawn, flower beds, decked area.







Approximate total area^m
862 ft²

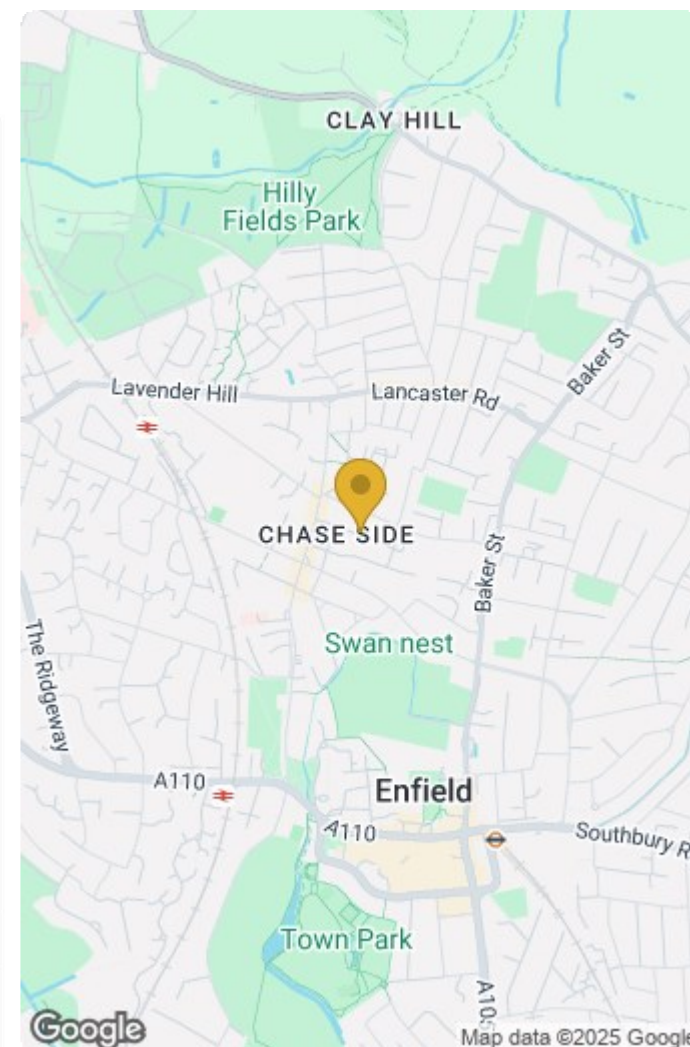


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	

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.