



32 Drapers Road, Enfield, EN2 8LU  
Guide Price £600,000





# 32 Drapers Road, Enfield, EN2 8LU

Charming 3-Bedroom Mid-Terrace Home with Period Features and Modern Living Spaces.

This beautifully presented 3-bedroom mid-terraced family home effortlessly blends character and charm with modern functionality. Ideally situated just under a 10-minute walk to Gordon Hill Station, it offers both convenience and comfort in equal measure.

Step inside to discover two inviting reception rooms, perfect for family living and entertaining, leading through to a rear extended open-plan kitchen diner—a bright and spacious hub of the home, ideal for hosting and everyday family meals.

Upstairs, you'll find three generously sized bedrooms, along with a spacious 4-piece suite bathroom, offering excellent versatility for growing families or those needing extra space to work from home.

The property retains beautiful period features throughout, adding warmth and character, while also offering exciting potential to extend into the loft (STPP), providing scope to add further value and space.

Externally, the home benefits from a private driveway with parking for two cars, a rare and desirable feature for the area. A perfect balance of traditional style and contemporary comfort, this delightful home must be viewed to be fully appreciated.



**Entrance**

**Reception One**                      14'8" x 13'5 (4.47m x 4.09m)

**Reception Two**                      12'2 x 10'3 (3.71m x 3.12m)

**Kitchen Diner**

20'3 x 16'0 narrowing to 8'24 (6.17m x 4.88m narrowing to 2.44m)  
(L-Shape)

**Bedroom One**                      10'5" x 13'6" (3.18m x 4.11m)

**Bedroom Two**                      12'33" x 10'3" (3.66m x 3.12m)

**Bedroom Three**

7'95" x 11'0" (narrowing to 4'6") (2.13m x 3.35m (narrowing to 1.37m))

**Bathroom**                      9'5" x 6'9" (2.87m x 2.06m)

**Garden**

**Lanes Estate Agents Enfield Reference Number**

ET5281/AX/AX/AX/210825









Lane  
ESTATE AGENTS





Floor 0



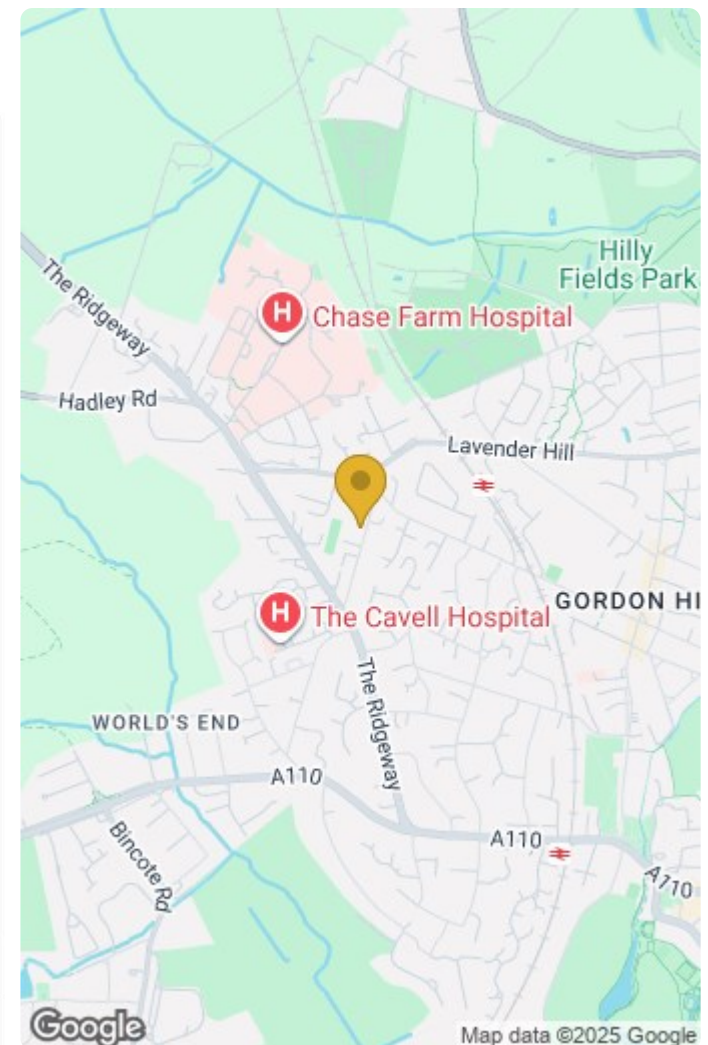
Floor 1

Approximate total area<sup>(1)</sup>  
100.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	57	73
(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	

#### 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.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

