



33, John Gooch Drive, Enfield, EN2 8HG

£625,000

Lanes  
ESTATE AGENTS



## 33, John Gooch Drive, EN2 8HG

Located on a quiet cul-de-sac close to Gordon Hill Station, this well presented four-bedroom semi-detached house offers generous living space throughout, making it the ideal family home.

The ground floor features a separate lounge, a bright dining room and fitted kitchen, ideal for family gatherings and entertaining. From here, doors lead to a lovely conservatory overlooking the rear garden. The ground floor also includes a convenient downstairs W.C, positioned away from the entrance area, along with internal access to the integral garage.

Upstairs, the property offers three double bedrooms and a good-size single bedroom, providing flexibility for families or those needing a home office. The main bedroom benefits from a spacious en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, there is a private rear garden, off-street parking, and an integral garage for additional storage or vehicle use.

Located within easy reach of Gordon Hill Station, local shops, well-regarded schools, and green spaces, this attractive home combines convenience with a peaceful residential setting.



|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| Entrance            |                                                                            |
| Lounge              | 15'8" x 11'4" (4.78m x 3.45m)                                              |
| Dining Room         | 14'7" x 10'5" (4.45m x 3.18m)                                              |
| Kitchen             | 13'10" x 10'4" (narrowing to 6'9") (4.22m x 3.15m (narrowing to 2.08m))    |
| W.C                 | 4'10" x 3'1" (1.47m x 0.94m)                                               |
| Conservatory        | 9'2" x 8'2" (2.79m x 2.49m)                                                |
| First Floor Landing |                                                                            |
| Bedroom One         | 15'4" (into fitted wardrobe) x 8'5" (4.67m (into fitted wardrobe) x 2.57m) |
| En-Suite            | 8'5" x 5'9" (2.57m x 1.75m)                                                |
| Bedroom Two         | 10'11" x 7'6" (3.33m x 2.29m)                                              |
| Bedroom Three       | 10'9" x 7'6" (3.28m x 2.29m)                                               |
| Bedroom Four        | 7'10" x 7'7" (2.39m x 2.31m)                                               |
| Bathroom            | 7'9" x 6'8" (2.36m x 2.03m)                                                |
| Garage              | 15'6" x 7'8" (4.72m x 2.34m)                                               |













Floor 0



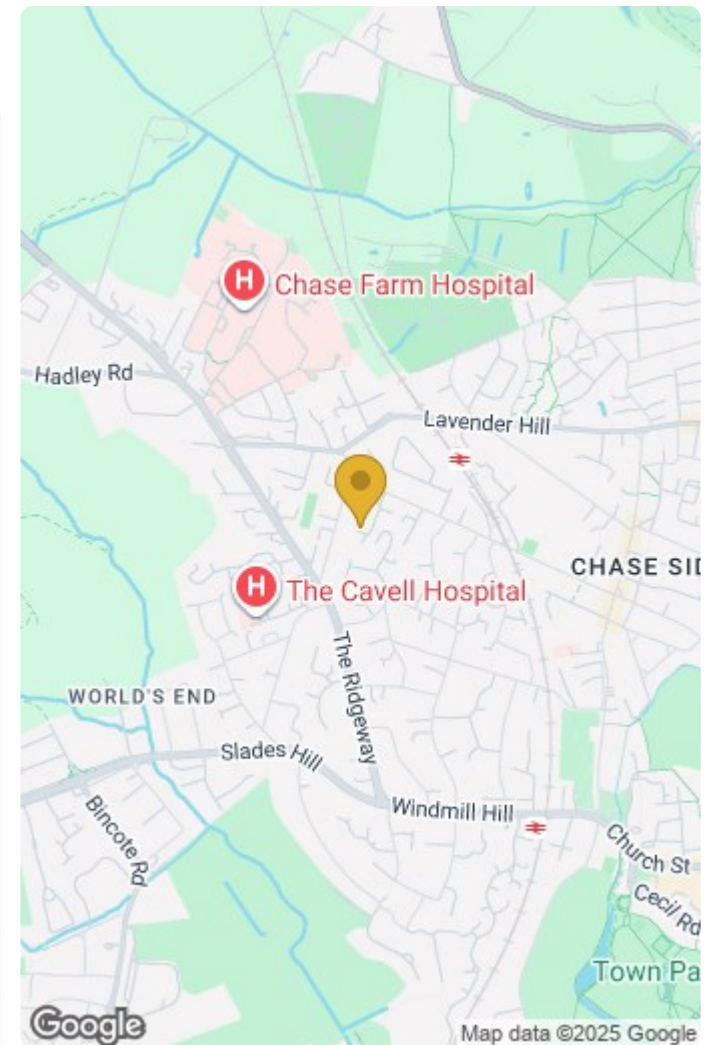
Floor 1

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

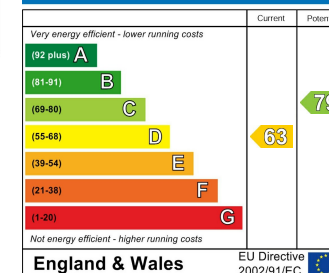
(1) Excluding balconies and terraces

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

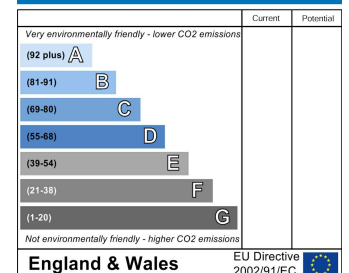
GIRAFFE360



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### 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

