



23 Brodie Road, Enfield, EN2 0EU
£585,000



23 Brodie Road, Enfield, EN2 0EU

Nestled on the charming Brodie Road in Enfield, this delightful three-bedroom mid-terrace Victorian house offers a perfect blend of classic elegance and modern convenience. The property has been thoughtfully extended to the rear, providing additional living space that enhances its appeal.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character. The house boasts three well-proportioned double bedrooms, one of which is a loft conversion, each offering a comfortable retreat for family members or guests.

One of the standout features of this home is the large four-piece bathroom suite, which has been designed with both style and functionality in mind. This spacious bathroom provides a luxurious experience, perfect for unwinding after a long day.

Conveniently located, the house is in close proximity to Gordon Hill Train Station, making commuting to central London and beyond a breeze. This prime location also offers easy access to local amenities, schools, and parks, ensuring that all your daily needs are within reach.

In summary, this Victorian terraced house on Brodie Road presents an excellent opportunity for those seeking a spacious and well-appointed family home in a desirable area. With its charming features and modern enhancements, it is sure to attract interest from a variety of buyers.



Hallway

Lounge 24'7" x 10'7" (7.49m x 3.23m)

Kitchen 13'8" x 12'7" (4.17m x 3.84m)

First Floor Landing

Bedroom Two 14'0" x 10'7" (4.27m x 3.23m)

Bedroom Three 12'8" x 8'6" (3.86m x 2.59m)

Bathroom 11'1" x 8'2" (3.38m x 2.49m)

Second Floor Landing

Bedroom One

16'8" x 12'1" narrowing to 9'1" (5.08m x 3.68m narrowing to 2.77m)

(Restricted Head Height)

Front Garden

Rear Garden

Lanes Estate Agents Enfield Reference Number

ET5301/AX/AX/AX/101125





Lan
ESTATE AG



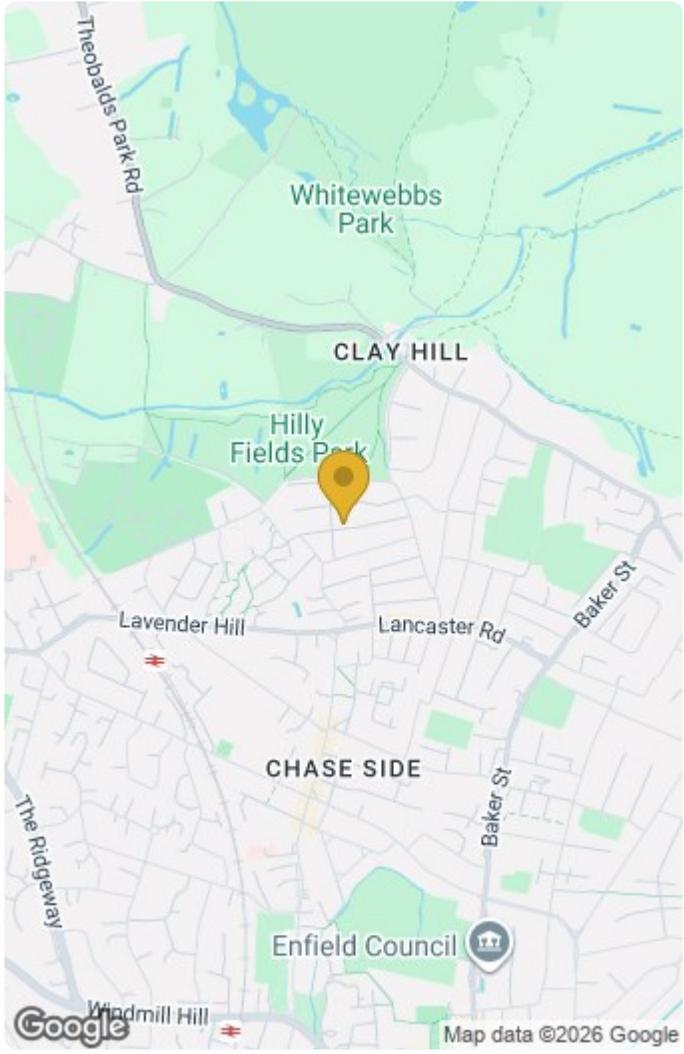
Approximate total area⁽¹⁾
94 m²
Reduced headroom
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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.

