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34. Gordon Road, Enfield, EN2 0PX

£350,000

Welcome to this charming ground floor garden flat located on the desirable Gordon Road in Enfield. This delightful property features two bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both practical and stylish, providing ample storage and workspace for all your culinary needs. The flat also boasts a fitted bathroom and lean to ensuring convenience and comfort for everyday living.

One of the standout features of this property is its own private rear garden, a rare find in flat living. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

The flat benefits from gas central heating, ensuring a cosy environment throughout the year. With its excellent location, you will find yourself within easy reach of local amenities, parks, and transport links, making commuting



Door To

Hallway

Lounge
14'5 x 12'4 (4.39m x 3.76m)
into alcove

Kitchen
7'1 x 9'2 (2.16m x 2.79m)

Bathroom

Lean to
14'9 x 6'8 (4.50m x 2.03m)

Bedroom
8'7 x 9'6 (2.62m x 2.90m)

Bedroom
8'7 x 6'5 (2.62m x 1.96m)
to fitted wadrobe

Rear Garden
Artificial grass patio area and laid lawn

Reference
CH5342/PL - Enfield Estate Agent

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		76	(55-68) D		
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 confirm 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.

