

GLoucester Road

Enfield EN2 0EX



THREE BEDROOM CHARACTER HOUSE

TWO RECEPTIONS ROOMS

KITCHEN-BREAKFAST ROOM

FIRST FLOOR FAMILY BATHROOM/WC

WELL TENDED GARDEN WITH PATIO & STORAGE SHED

CONSERVATORY

CLOSE TO SHOPS, TRAINS, SCHOOLS & GREEN SPACES

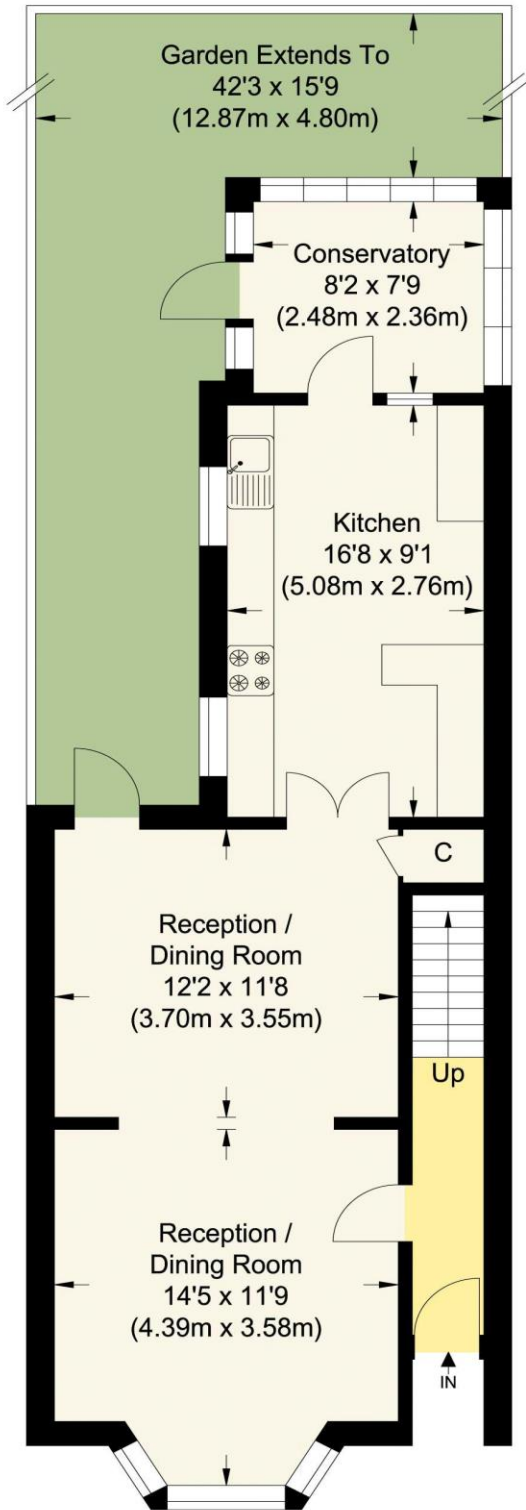
WITHIN EASY REACH OF MOTORWAY LINKS & ENFIELD TOWN

£580,000

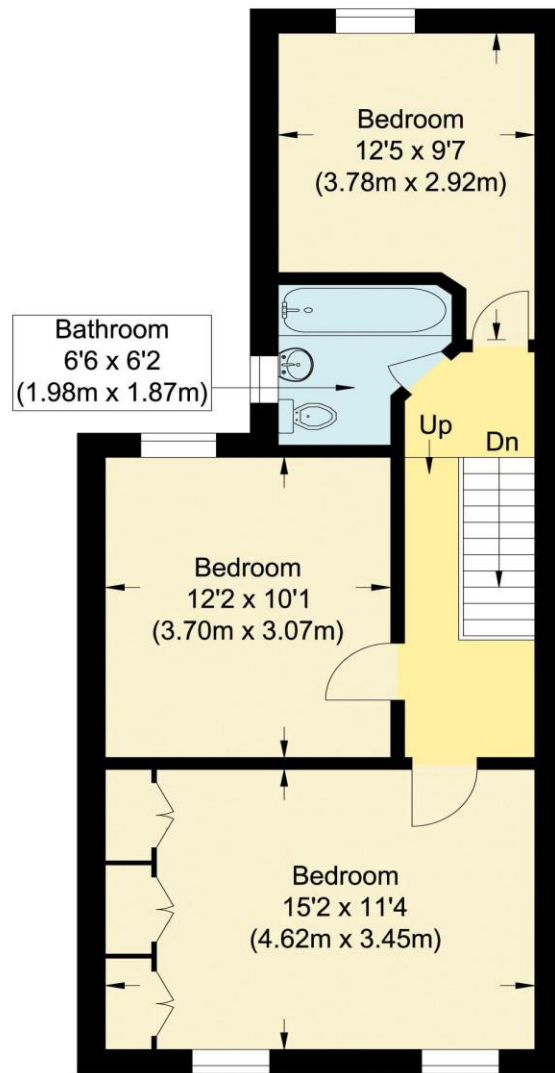
FREEHOLD

James Hayward are delighted to offer, a beautifully presented three bedroom, character terraced home, which is complemented by a well maintained garden with paved patio and storage shed. The property offers bright and spacious living accommodation including, a generous sized kitchen-breakfast room, two receptions and a conservatory. This lovely house is also ideally situated walking distance from Hilly Fields green space, local shops and amenities in Lancaster Road and Gordon Hill main line station. There are also some highly regarded schools for all ages close by; for those who need to commute, the A10 & M25 are within easy reach, as is Enfield Town centre itself. In our opinion, this is a very desirable residential location and a beautiful home. Council Tax Band: E





Ground Floor



First Floor



Gloucester Road

Approximate Gross Internal Floor Area : 102.90 sq m / 1107.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

21 Gloucester Road ENFIELD EN2 0EX	Energy rating D	Valid until: 17 May 2033
		Certificate number: 9380-0071-8205-7267-5224

Property type	Mid-terrace house
Total floor area	95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-0071-8205-7267-5224>

1/5

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000