



Holtwhites Hill, Enfield, EN2 0RP

welcome to
Holtwhites Hill, Enfield

An exceptional end of terraced 1898 built Victorian three bedroom house in a most convenient location, close to local shops on Chase Side. Gordon Hill Rail Station (Moorgate Line), Enfield Town multiple shopping centre and good schools are all close at hand.

The property must be viewed to be fully appreciated and just some of its many pleasing features include:-



Entrance Hall

Stripped floor, radiator, understairs storage cupboard.

Cloakroom / Shower Room

Open tiled shower area, low flush WC, bracket wash hand basin (white suite), attractive slate tiled flooring, heated towel rail.

Lounge

25' 2" x 12' 9" (7.67m x 3.89m)

Stripped floor, handsome cast iron fireplace, two column radiators, double glazed French windows to garden.

Kitchen / Breakfast Room

14' 4" x 9' 10" (4.37m x 3.00m)

Beautifully fitted in modern white units, comprising base units with solid wood worktops, inset butler sink unit, inset gas cooker range with fume extractor hood over, integrated dishwasher, matching wall cabinets, wall mounted combination gas central heating boiler, attractive slate tiled floor.

Utility Room

10' 5" x 5' (3.17m x 1.52m)

Attractive slate tiled floor, base units with wooden worktops, plumbing for washing machine, small butler sink, radiator.

First Floor

Spacious Landing

Built-in storage cupboard, fitted carpet, radiator, access to loft.

Bedroom One

16' 7" x 11' 3" (5.05m x 3.43m)

Fitted carpet, radiator, shutters to windows, cast iron fireplace.

Bedroom Two

11' 3" x 11' 6" (3.43m x 3.51m)

Fitted carpet, radiator.

Bedroom Three

12' 7" x 10' (3.84m x 3.05m)

Fitted carpet, radiator.

Bathroom / WC

Panelled bath with separate shower control, shower screen, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, part fully tiled walls.

Outside

Rear Garden

Delightful south facing garden with stone patio, laid to lawn, flower and shrub borders, timber shed, side pedestrian access.



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Holtwhites Hill, Enfield

- South Facing Rear Garden
- Two Bathrooms
- Large Fitted Kitchen
- Utility Room
- Period Fireplaces

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£600,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105997 - 0002

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Approximate Area = 1152 sq ft / 107 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1184 sq ft / 109.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Barnard Marcus. REF: 1479511

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