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186 Hertford Road  
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**Government Row, Enfield, EN3 6JN**  
**Offers In The Region Of £525,000**



- Highly sought-after location on Government Row with front and rear canal views
- Convenient ground floor cloakroom.
- En-suite to bedroom one plus a modern family bathroom.
- Well maintained and presented in excellent internal condition.
- Very short distance to Enfield Lock Station with direct trains to Tottenham Hale and London Liverpool Street.

A rare addition to the market, this beautifully maintained three-bedroom house is located in the highly sought-after Government Row, offering stunning canal views to the rear and also overlooking the river lea.

The ground floor features a spacious living area that seamlessly connects to a modern open-plan kitchen, creating a bright and sociable living space ideal for both relaxing and entertaining. A convenient ground floor cloakroom adds to the practicality of the layout.

On the first floor, the property offers three well-proportioned bedrooms. Bedroom one benefits from its own private en-suite, while the remaining bedrooms are served by a contemporary family bathroom, making this home perfect for families or professional sharers.

The property further benefits from double glazing and gas central heating throughout, and it has been very well looked after, maintained, and presented in excellent condition.

Ideally positioned close to local shops and everyday amenities, this home is also just a very short distance from Enfield Lock Station, providing direct access into both Tottenham Hale and London Liverpool Street, making commuting into central London easy and convenient.

This is a rare opportunity to acquire a home in one of the area's most desirable canal-side locations. Internal viewings are highly recommended to fully appreciate the quality, space, and setting on offer.

Freehold  
Standard Construction Brick Tiled  
Council Tax Band E  
EPC Rating C  
Private Estate Fee £300PA

- Spacious ground floor living area with a modern open-plan kitchen.
- Three generously sized bedrooms on the first floor.
- Double glazed and fitted with gas central heating throughout.
- Close proximity to local shops and amenities.
- A rarely available property in a prime canal-side setting — early viewing recommended.









