



The Ridgeway, Enfield

Under Offer (SSTC)

Offers in excess of £800,000 (Freehold)





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Offered on a chain free basis, viewings are highly recommended.

The property would certainly appeal to someone looking to create a house to suit their own lifestyle, as modernisation is required throughout.

Entered via large driveway and porch door, a wide hallway guides you to a front facing reception room boasting a brick built fire place. A second reception room follows offering ceiling beams and overlooks the rear garden via sliding doors. A spacious kitchen follows, allowing plenty of worktop space. The ground floor layout is completed by a convenient shower room.

The first floor hosts three bedrooms, all offering plenty of storage space, A three piece family bathroom suite completes the internal layout. We believe the property has plenty of extension potential (STPP).

Externally, the property enjoys a number of benefits including a driveway which comfortably accommodates three to four vehicles, a large garage, side access and a beautiful west facing garden which is a major selling point.

The location of the property is a real gem. Situated moments from acres of greenbelt and benefitting from good access to Enfield Town, Enfield Chase and Gordon Hill B.R Stations within a walkable distance. Oakwood London Underground Station is a short bus ride away. For families with school considerations, the property is well situated for the highly regarded Wren and One degree Academies.

Council Tax Band - G

Porch

Tiled flooring, front door leading to inner hallway.

Inner Hallway

Radiator, stairs to first floor landing, under stairs storage cupboard housing water tank, further under stairs storage cupboard, doors to both receptions, door to kitchen, door to shower room.

Reception One

Double glazed window to front aspect, radiator, coving to ceiling, feature fire place with brick surround.

Reception Two

Radiator, feature fire place with brick surround, double glazed sliding door leading to rear garden.

Kitchen

Double glazed window to rear aspect, frosted double glazed door leading to rear garden, part-tiled walls, tiled flooring, eye and base level units, floor standing 'Potterton' boiler, radiator, sink with mixer tap, space for washing machine, space for dishwasher, space for fridge/freezer, fitted gas hob with extractor over, fitted electric oven.

Shower Room

Radiator, frosted double glazed window to side aspect, frosted window to front aspect, low level WC, wash hand basin, tiled walls, heated towel rail, walk-in shower.

First Floor Landing

Radiator, frosted double glazed window to side aspect, doors to all bedrooms, door to study room, door to bathroom.

Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom Two

Radiator, double glazed window to rear aspect, fitted wardrobes.

Bedroom Three

Double glazed window to front aspect, radiator.

Study

Frosted double glazed window to side aspect, radiator.

Bathroom

Double glazed window to rear aspect, radiator, tiled walls, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, loft access.

Front

Paved for off street parking (for several cars), gas meter box, access to garage.

Rear Garden (West Facing)

Mature, side pedestrian gate, outside tap, door leading to garage.

Garage

Electric door, power & lighting, cupboard housing electric meter and fuse box, double glazed window to rear aspect.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: 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.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

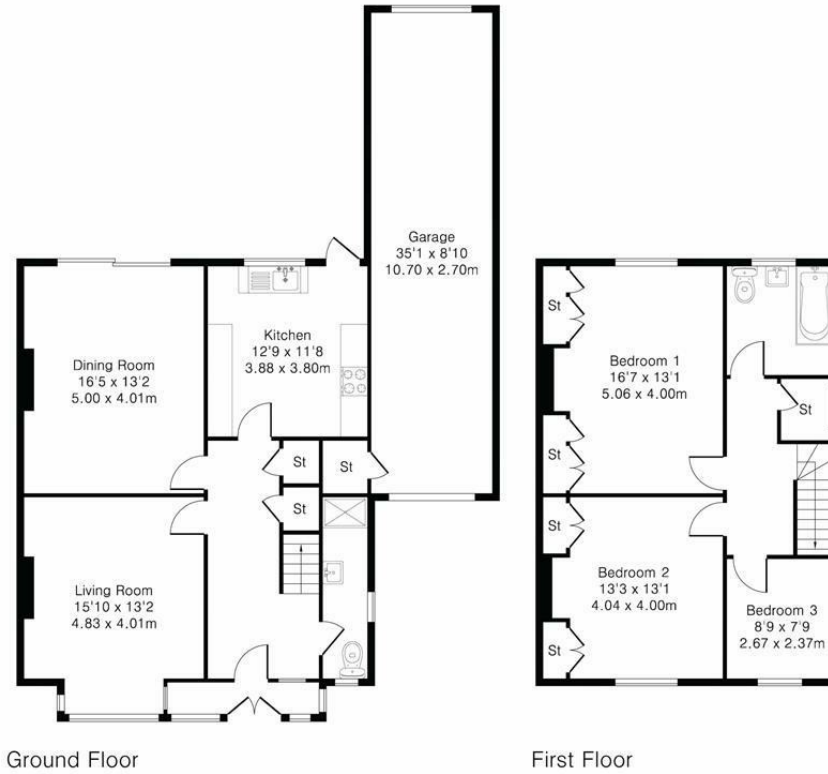
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 1757 sq ft – 163 sq m
Ground Floor Area 1119 sq ft – 104 sq m
First Floor Area 638 sq ft – 59 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: Enfield / Council Tax Band: G

