



4 Highridge Place, Oak Avenue, ENFIELD, EN2 8LE

£650,000





## 4 Highridge Place, ENFIELD, EN2 8LE

Lanes Enfield Town are pleased to market Highridge Place, Oak Avenue - a charming four-bedroom terraced townhouse located off 'The Ridgeway EN2'. This delightful property boasts two reception rooms, perfect for entertaining guests or relaxing with family. With two bathrooms, including an en-suite in the main bedroom, convenience and comfort are at the forefront of this home. This home is situated a short distance to Wren Academy and a short proximity to good transport links such as the M25.

The ground floor features a utility room, a study room - ideal for those working from home, and a convenient WC. The rear extended open plan kitchen/diner is a highlight of this property, offering a spacious and modern area for cooking and dining.

Parking is always a breeze with off-street parking available for two vehicles, ensuring you never have to worry about finding a spot. Additionally, being chain-free, this property offers a hassle-free buying opportunity for those looking to make a swift move.

Book a viewing today and envision the possibilities that this property holds for you and your family.



**Hallway**  
Wood flooring, radiator, under stairs storage cupboard, stairs leading to first floor landing, doors leading to W.C, study room, utility room and kitchen/diner.

**Study** 10' x 8'9" (3.05m x 2.67m)  
Wood flooring, radiator and spotlights.

**Utility Room** 8'9" x 6'3" ( 2.67m x 1.93m)  
wood flooring, radiator, space for washing machine and tumble dryer.

**W.C**  
Low flush W.C, sink, wooden flooring and spotlights.

**Kitchen/Diner** 27'11" x 14'11" (8.53m x 4.57m )  
Double glazed window to rear aspect, double glazed patio doors leading to rear garden, eye and base level units with granite worktop surfaces, inset stainless steel sink with mixer tap, island with granite worktop surfaces, breakfast bar electric hob, extractor hood and oven. Plumbing for dishwasher, wood flooring, two radiators, skylight and spotlights.

**First Floor Landing**  
Radiator, stairs leading to second floor landing, doors leading to lounge and bedroom one.

**Lounge** 14'11" x 14'9" (4.57m x 4.50m)  
Two double glazed windows to rear aspect, radiator and spotlights.

**Bedroom One** 14'11" x 11'3" (4.57m x 3.45m)  
Double glazed window to front aspect, double glazed patio doors leading to balcony, built in wardrobes, radiator and door leading to ensuite.

### **Balcony**

**Ensuite**  
Shower cubicle, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled walls and floor.

**Second Floor Landing**  
Loft access, airing cupboard and doors leading to bedroom two, bedroom three, bedroom four and bathroom.

**Bedroom Two** 14'11" x 11'1" (4.57m x 3.40m)  
Two double glazed windows to front aspect, radiator and built in wardrobe.

**Bedroom Three** 11'8" x 7'3" (3.56m x 2.21m)  
Double glazed window to rear aspect, radiator and built in wardrobe.

**Bedroom Four** 11'3" x 6'11" (3.45m x 2.13m)  
Double glazed window to rear aspect and radiator.

**Bathroom**  
Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C, heated towel rail, tiled floor and walls.

**Exterior - Front**  
Off street parking for two vehicles.

**Exterior - Rear**  
South easterly facing, part patio paved, lawn area with flower and shrub borders.

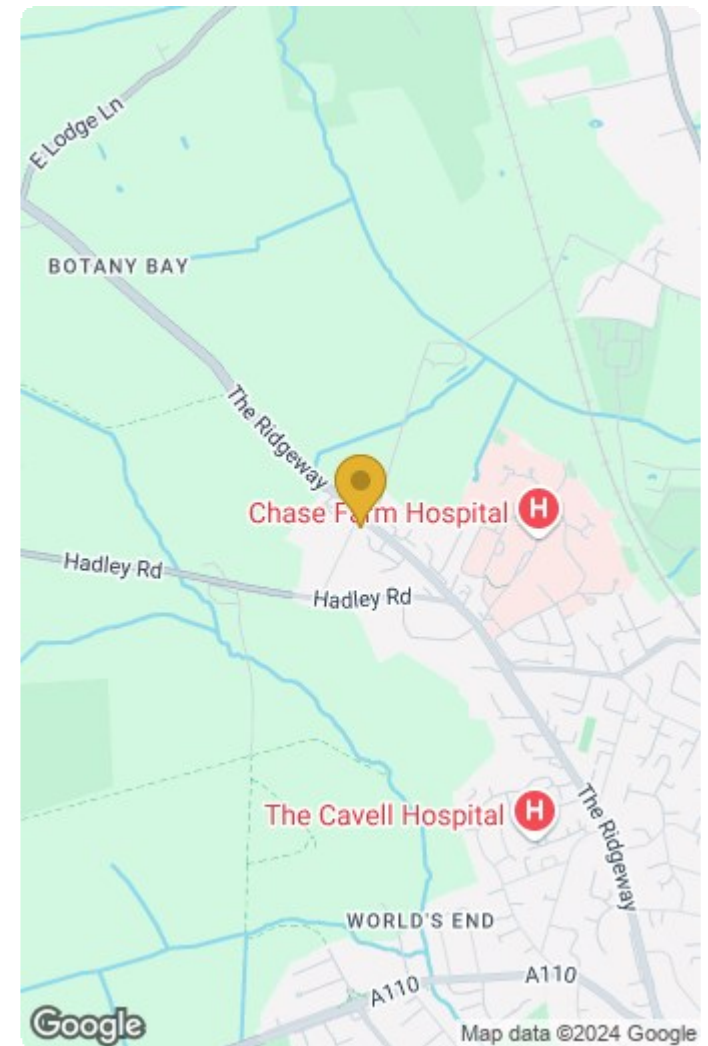
**Lanes Estate Agents Enfield Reference**  
ET5109/AX/AX/AX/071123











**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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 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.

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