



RIDGEMOUNT GARDENS, WESTERN ENFIELD, EN2

Nestled in the serene Ridgemount Gardens of Western Enfield, this charming, immaculate and detached bungalow offers a delightful blend of space and comfort. Boasting three reception rooms and four bedrooms plus 2 luxury bathrooms, spread across 2,164 sq ft, this property is a true gem.

As you step inside, you are greeted by a welcoming entrance hall with door to an inner hallway, leading to the master bedroom suite and other bedrooms. Setting the tone for the elegance that awaits within. The magnificent drawing room, adorned with a limestone fireplace, seamlessly connects to a dining room, perfect for entertaining guests or enjoying family meals.

The property features a double glazed conservatory, offering a tranquil space to relax and unwind while enjoying views of the surrounding greenery, a large paved patio area and a sun trap swimming pool. Situated on a generous plot in a quiet cul de sac off The Ridgeway, this bungalow provides a sense of seclusion and privacy, creating a peaceful retreat from the hustle and bustle of everyday life.

Whether you are looking for a spacious family home or a tranquil oasis to call your own, this detached bungalow in Western Enfield offers a unique opportunity to embrace a lifestyle of comfort and sophistication. Don't miss the chance to make this property your own and experience the best of British living in this desirable location. There is the scope to add further bedrooms in the loft - subject to usual consents.



ACCOMMODATION

* ENTRANCE PORCH * RECEPTION HALLWAY * INNER HALLWAY * DRAWING ROOM * DINING ROOM * DOUBLE GLAZED CONSERVATORY & FITTED KITCHEN/DINER * UTILITY ROOM * LOFT CONVERSION/BEDROM 4/TV/STUDY * LARGE MASTER BEDROOM SUITE WITH LOBBY, EN SUITE LUXURY BATHROOM WITH BATH & SHOWER * DRESSING ROOM/BEDROOM 3 * BEDROOM 2 * LARGE FAMILY BATHROOM * MATURE REAR GARDENS WITH SWIMMING POOL & LARGE PATIO AREA * DOUBLE GARAGE WITH OWN DRIVE & AUTOMATIC DOORS * CARRIAGE DRIVEWAY * OFF STREET PARKING FOR SEVERAL CARS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * POOLHOUSE/CHANGING ROOM * OUTDOOR SHOWER * IRRIGATION SYSTEM * ELECTRIC AWNINGS * BURGLAR ALARM *

PRICE: £1,500,000 FREEHOLD

GRAND ENTRANCE PORCH & BUNGALOW:

A Very Impressive and Fully Detached Bungalow - Mostly on One Level, on a Very Wide Plot with a Double Width Garage, Carriage Driveway and Ample Off Street Parking. There are also mature shrubs and/or grass areas.



ENTRANCE HALL: 10' x 9'8 (3.05m x 2.95m)

Attractive and Welcoming Entrance Porch with Doors to the Reception Room & Dining Room, the Luxury Fitted Kitchen & Double Glazed Conservatory, as well as a Door to the Inner Lobby Leading to the Bedrooms & Bathrooms + the Utility Room.



DRAWING ROOM: PIC. 1 18'1 x 15'10 (5.51m x 4.83m)

Double Aspect with Double Glazed Georgian Style Window to Front and Double Glazed French Doors to Patio & Rear Garden. Limestone Fireplace, Wood Flooring, Glazed Georgian Door to Dining Room. Air Conditioning Unit, Cornicing, Spotlights.



DRAWING ROOM: PIC. 2

Different Aspect, but also Showing Double Doors to Dining Room.



DINING ROOM: PIC. 1 18'8 x 13'6 (5.69m x 4.11m)

A Good Sized Room with Space for a Large Dining Table & Chairs for Entertaining, Wood Flooring, 2 x Double Glazed Georgian Windows to Front and Double Glazed Georgian French Doors to Patio & Rear Garden. Air Conditioning Unit, Cornicing, Spotlights.



DINING ROOM: PIC. 2

Different Aspect, Also Showing Connection Between the 2 Reception Rooms.



DOUBLE GLAZED CONSERVATORY & FITTED KITCHEN/DINER: 18'11 x 17'10 (5.77m x 5.44m)
Bright Double Glazed Conservatory, Being Semi-Open Plan with the Luxury Fitted Kitchen. Double Glazed Georgian Style French Doors to Patio and Garden. Air Conditioning Unit, Ceramic Flooring.



DOUBLE GLAZED CONSERVATORY & FITTED KITCHEN/DINER:
Well Fitted U-Shaped Kitchen with Floor & Wall Units, Granite Worktops and Breakfast Bar, 1.5 Bowl Inset Sink with Mixer Taps, Water Filter and Waste Disposal Unit, Electric Hob with Cooker Hood Over, Eye Level Neff Built In Oven and Separate Combi Microwave-Oven, Integrated Dishwasher, Integrated Fridge, Free-Standing Fridge/Freezer.



**DOUBLE GLAZED CONSERVATORY:
With an Attractive Outlook Over the Rear Garden and Large Patio Area.**



**UTILITY ROOM: 9'10 x 7'9 (3.00m x 2.36m)
Well Fitted on 2 Sides with Sink, Plumbed in for Washing Machine, Space for Tumble Dryer. Storage Cupboards
and Worktops. Double Glazed Windows to Rear.**



INNER HALLWAY:

Enclosed Area Leading to the Master Bedroom Suite, Including En Suite Bathroom, Dressing Room/Bedroom 2, Bedroom 3, Utility Room and Large Family Bathroom. Also Staircase Leading to Loft Conversion/Bedroom 4/Study/TV Room.



MASTER BEDROOM SUITE: BEDROOM: PIC. 1 18'10 x 13'3 (5.74m x 4.04m)

An Amazing Master Bedroom with Double Glazed Window to Rear, Double Glazed French Doors onto a Further Paved Patio Area, TV Point, Air Conditioning Unit. Cornicing.



MASTER BEDROOM SUITE: BEDROOM: PIC. 2
Different Aspect Showing Access to Paved Patio Area and Garden. Spotlights.



MASTER BEDROOM LOBBY AREA: 14'6 x 4'6 (4.42m x 1.37m)
Leading to the Master Bedroom and the En Suite Bathroom.



LUXURY BATHROOM EN SUITE: 10'8 x 10'7 (3.25m x 3.23m)

Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower with Glass Screens, His and Hers Wash Hand Basins with Mixer Taps and Storage Cupboards Beneath. Double Glazed Frosted Window to Side. Fully Tiled Walls.



DRESSING ROOM/BEDROOM 2: 11'6 x 9'10 (3.51m x 3.00m)

Ample Top Quality Fitted Wardrobes on 2 Walls and a Fitted Dressing Table. It is Possible to Remove One Set to Make Space for a Bed. Spotlights.



BEDROOM 3: 13'2 x 7'9 (4.01m x 2.36m)
Double Glazed Georgian Window to Front, Fitted Wardrobe, Cornicing, Spotlights.



LOFT ROOM/STUDY/TV/BEDROOM 4: PIC. 1 22'9 x 13'8 (6.93m x 4.17m)
Double Aspect, with Stairs from the Ground Floor Creating 2 Very Useful Sections - 1 Being a Fitted Study Area with Desk and Cupboards, and the Other a TV Sitting Area, with a Fitted TV Bench Unit. However, as a Bedroom Could Quite Easily Have an En-Suite at One End. Plenty of Eaves Storage. Air Conditioning Unit, Spotlights.



LOFT ROOM/STUDY/TV/BEDROOM 4: PIC. 2
Different Aspect.



LUXURY FAMILY BATHROOM: 11' x 1'60 (3.35m x 0.30m)
Fully Tiled Walls, Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower with Glass Screens, Low Flush WC., Wash Hand Basin with Mixer Taps, Double Glazed Frosted Window to Front. Fitted Cupboard. Chrome Heated Towel Rail, Spotlights.



LARGE PAVED PATIO AREA & GARDEN:

This Large Paved Patio Area is Accessed via the Drawing Room, the Dining Room and the Double Glazed Conservatory/Luxury Fitted Kitchen. Ideal for Outside Dining and Entertainment.



REAR ELEVATION & GARDEN: PIC. 1

Showing an Area Laid to Lawn, Mature Palm Tree, Swimming Pool.



REAR ELEVATION & GARDEN: PIC. 2
Further Aspect Showing Area Laid to Lawn.



FURTHER GARDEN AREA:
Steps from Paved Patio Area to Swimming Pool, but there is also a Gentle Slope on the Lawn for Easy Access.
Electric Controlled Awnings.



SWIMMING POOL: PIC. 1

A Real Sun Trap and Further Luxury to This Magnificent Property and it is in Total Seclusion/Privacy. It is a Heated and Auto Clean Swimming Pool and there is an Electric Safety Cover.



**SWIMMING POOL: PIC. 2
Different Aspect.**



DOUBLE WIDTH GARAGE & CARRIAGE DRIVE: 18'7 x 16' (5.66m x 4.88m)

Double Width Garage with Own Drive and Automatic Doors Shelving, Door to Side Connecting to Rear Garden and Swimming Pool Area. OFF Street Parking for Several Cars.



Awaiting Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.