



**The Ridgeway, Enfield, EN2 8AL**

**welcome to**

## **The Ridgeway, Enfield**

Beautifully modernised and extended four bedroom, two bathroom semi-detached family house situated in the idyllic hamlet of Botany Bay surrounded by Greenbelt Countryside. Located just minutes from Crews Hill Rail Station, the M25 Motorway, bus routes to Enfield Town Shopping Centre and Potters Bar, plus good schools, parks and more.

The property is presented to a high standard throughout and has many pleasing features.







### Entrance Porch

Storage cupboard.

### Entrance Hall

Wood effect floor, radiator, spotlights to ceiling, wood panelled walls to dado height, window to side.

### Cloakroom WC

Wash hand basin, low flush WC, radiator, window to side.

### Living Room

18' 5" max x 11' 3" max ( 5.61m max x 3.43m max )  
Dual aspect, wood effect floor, radiator, spotlights to ceiling.

### Kitchen / Dining Room

27' to extreme x 21' 4" max ( 8.23m to extreme x 6.50m max )

### First Floor

#### Spacious Landing

Fitted carpet, window to front aspect, two storage cupboards, radiator, access to loft housing Megaflo.

#### Bedroom One

21' 8" max x 13' 6" max ( 6.60m max x 4.11m max )  
Wood effect floor, radiator, spotlights to ceiling, range of mirrored wardrobe cupboards, double glazed French windows to Juliet balcony, door to En-suite.

#### En-Suite Shower Room

White suite comprising vanity basin with cupboards under, tiled walls and shower with glass screen, window to side, low flush WC.

#### Bedroom Two

10' max x 11' 7" max ( 3.05m max x 3.53m max )  
Wood effect floor, radiator, spotlights to ceiling, double built in wardrobe.

#### Bedroom Three

10' 2" x 8' 5" ( 3.10m x 2.57m )  
Wood effect floor, radiator, spotlights to ceiling.



### Bedroom Four

8' 1" x 8' 2" ( 2.46m x 2.49m )  
Wood effect floor, radiator, spotlights to ceiling

### Family Bathroom

Beautifully fitted in a white suite comprising panelled bath with shower screen over, low flush WC, vanity basin with cupboards under, fully tiled walls.

### Outside

#### Front Garden

Brick paved with retaining wall, providing off street parking for numerous vehicles, side pedestrian access.

#### Rear Garden

Secluded paved patio with retaining wall, laid to lawn, side access, security lighting.

#### Brick Built Garage

18' 10" x 11' 6" ( 5.74m x 3.51m )  
Power and light, casement door and windows to side, up and over door to front.



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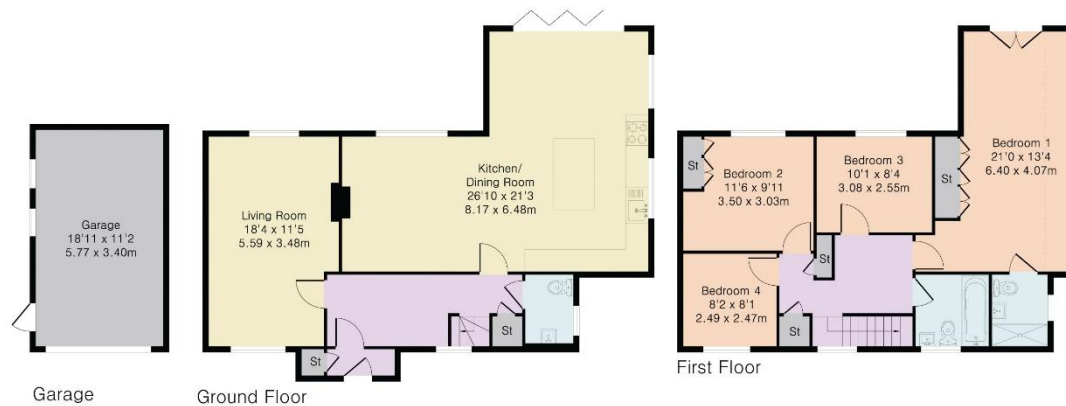
## The Ridgeway, Enfield

- Four Good Sized Bedrooms
- Superb 27' Kitchen / Living Room
- Two Bathrooms
- 21ft Master Bedroom
- Off Street Parking

Tenure: Freehold EPC Rating: D

**£895,000**

Approximate Gross Internal Area 1713 sq ft – 159 sq m  
Ground Floor Area 812 sq ft – 75 sq m  
First Floor Area 690 sq ft – 64 sq m  
Garage Area 211 sq ft – 20 sq m



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF104028 - 0006

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