



**Ridge Crest, Enfield, EN2 8JU**



**welcome to**  
**Ridge Crest, Enfield**

A superb, individually designed, five bedroom modern detached house in this most sought after residential turning, just off The Ridgeway, within walking distance of Gordon Hill Rail Station (Moorgate Line) and excellent schools, including the Wren Academy and the One Degree Primary School. Enfield Town shopping centre, greenbelt countryside and the M25 Motorway, are all within easy reach.

The spacious and beautifully presented accommodation must be viewed to be fully appreciated.



### Spacious Elegant Entrance Hall

Solid wood floor, understairs storage cupboard, radiator.

### Large Cloakroom / WC

Low flush WC, bracket wash hand basin, heated towel rail, wood flooring, half tiled walls.

### Study / Snug Room

10' 6" x 10' 3" ( 3.20m x 3.12m )  
Oak floor, radiator.

### Lounge

26' max x 18' max ( 7.92m max x 5.49m max )  
Solid wood flooring, handsome stone fireplace with inset gas coal living flame fire, two sets of double glazed French windows to garden.

### Kitchen / Breakfast Room

18' x 8' 6" ( 5.49m x 2.59m )  
Comprehensively fitted in cream coloured units, comprising base units with granite worktops, matching wall cabinets, inset ceramic hob with fume extractor hood over, built-in double oven, inset one and half bowl stainless steel sink unit, radiator, integrated dishwasher and washing machine, pedestrian door to side.

### First Floor

#### Spacious Landing

Fitted carpet.

#### Bedroom One

15' 9" x 13' plus recessed dressing area ( 4.80m x 3.96m plus recessed dressing area )  
Range of built-in wardrobe cupboards, drawer units, fitted carpet, radiator.

#### En-Suite Shower Room / WC

Large shower cubicle with rain shower, low flush WC, bowl sink unit (RAK suite), heated towel rail, ceramic tiled floor, fully tiled walls.

#### Bedroom Two

13' 9" x 9' ( 4.19m x 2.74m )  
Fitted carpet, radiator.

#### Bedroom Three

12' 1" x 8' 7" ( 3.68m x 2.62m )  
Fitted carpet, radiator.

#### Bedroom Four

11' 9" x 7' 1" ( 3.58m x 2.16m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

#### Guests Bathroom / WC

Large shower cubicle, RAK bowl sink unit with cupboards under, low flush WC, ceramic tiled floor, heated towel rail, fully tiled walls.

### Second Floor

#### Bedroom Five

15' x 11' 2" ( 4.57m x 3.40m )  
Fitted carpet, radiator, eaves cupboard.

#### En-Suite Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower screen, pedestal wash hand basin, low flush WC (white suite), heated towel rail, tiled walls and flooring.

### Outside

#### Front Garden

Two driveways, either side of the property. One providing access to garage.

#### Detached Brick Built Garage

18' x 9' ( 5.49m x 2.74m )  
Electric remote control up and over door, power and lighting, houses gas central heating boiler and Megaflo hot water system.

#### Rear Garden

Delightful good sized rear garden, particularly wide, patio, laid to lawn, summer house, three sheds, raised sun patio and pergola.



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## welcome to Ridge Crest, Enfield

- Five Good Sized Bedrooms
- Two Bathrooms
- Two Driveways With Off-Street Parking
- Study / Snug Room
- Large Garage At Side

Tenure: Freehold EPC Rating: C

# £1,185,000



Please note the marker reflects the postcode not the actual property



## Ridge Crest, Enfield, EN2

Approximate Area = 1786 sq ft / 165.9 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Outbuildings = 103 sq ft / 9.5 sq m  
 Total = 2094 sq ft / 194.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



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Property Ref:  
ENF105067 - 0003

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