



**Ridge Crest, Enfield, EN2 8JX**



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

Barnfields are delighted to offer for sale this three bedroom semi-detached family house, in this most sought after location just off Enfield Ridgeway and within close proximity of The Wren Academy Secondary School, One Degree Primary School, Chase Farm Hospital and Gordon Hill Overground Station (Moorgate Line).

The property benefits from a large south westerly facing rear garden, off-street parking and scope to extend (subject to relevant planning permissions).



### Hallway

Wood flooring, radiator, understairs cupboard.

### Downstairs WC

Low level WC, wall mounted hand basin, tiled floor, double glazed window to side.

### Through Lounge

30' x 12' 10" ( 9.14m x 3.91m )

A spacious room with wood flooring, double glazed bay window to front, radiator, sliding double glazed doors to rear, brick fireplace with inset gas fire.

### Kitchen

13' 11" x 6' 8" ( 4.24m x 2.03m )

Range of fitted wall and base units with toning worktops, sink and drainer, space for an electric cooker, fridge/freezer and plumbing for a washing machine, double glazed windows to side and rear, wood flooring, double glazed door to garden.

### First Floor

#### Landing

Fitted carpet, double glazed window to side, loft hatch opening to loft storage area.

#### Bedroom One

17' x 11' 7" ( 5.18m x 3.53m )

Fitted carpet, double glazed bay window to front, run of fitted wardrobes, radiator.

#### Bedroom Two

12' 5" x 11' 7" ( 3.78m x 3.53m )

Fitted carpet, double glazed window to rear, radiator.

#### Bedroom Three

10' 2" x 7' 1" ( 3.10m x 2.16m )

Fitted carpet, double glazed window to front.

#### Bathroom

Panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin, two double glazed windows to side and rear, chrome heated towel rail, part tiled walls, tiled floor.

### Outside

#### Rear Garden

A large landscaped south westerly facing rear garden (in excess of 100ft) with tiered paved patio area stepping down to the central lawn with mature tree and shrub borders, two garden sheds.

#### Side Covered Walkway

23' 11" x 5' 5" ( 7.29m x 1.65m )

With a doors to the front and the rear of the house - ideal storage for bikes!

#### Off-Street Parking

Brick paved off-street parking to the front for two cars.



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## welcome to Ridge Crest, Enfield

- Three Bedrooms
- Semi-Detached
- Large South Westerly Facing Rear Garden (In Excess Of 100ft) Backing Onto Open Fields
- Solar Panels
- 30ft Through Lounge

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

Offers In Excess Of  
**£685,000**



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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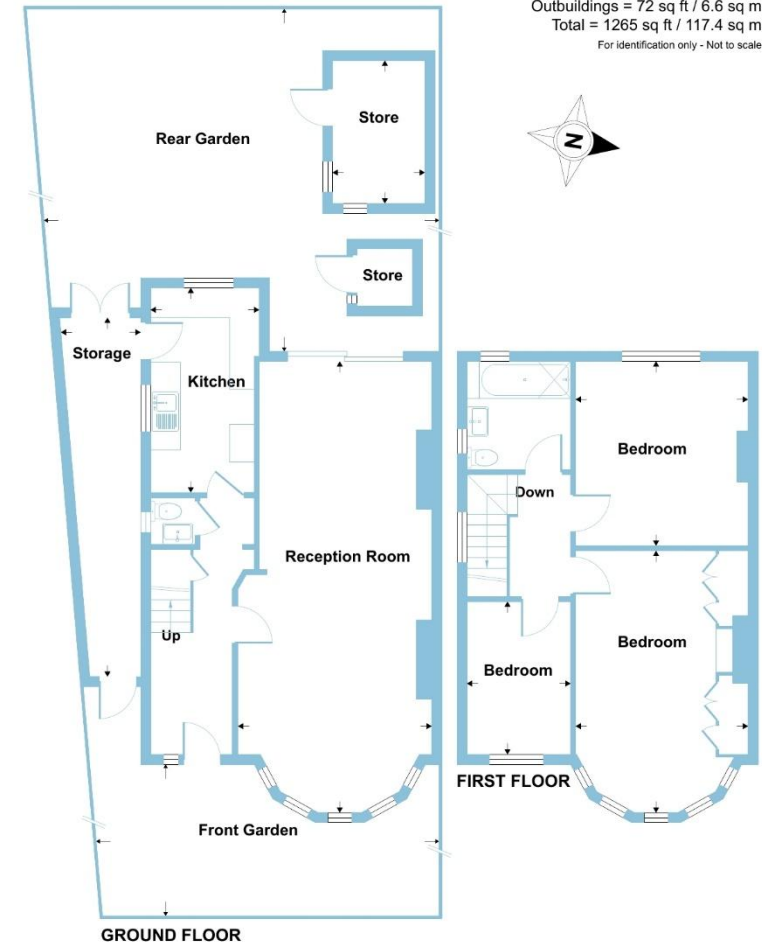
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## Ridge Crest, Enfield, EN2

Approximate Area = 1193 sq ft / 110.8 sq m  
Outbuildings = 72 sq ft / 6.6 sq m  
Total = 1265 sq ft / 117.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1263315



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