



The Ridgeway, Enfield, EN2 8JN

welcome to
The Ridgeway, Enfield

Barnfields have great pleasure in presenting this spacious (extending to over 2000 sq ft), five bedroom semi-detached family house with garage own drive, situated in this popular residential location, just minutes from Gordon Hill Rail Station (Moorgate Line), The Wren and One Degree Academy Schools, greenbelt countryside and within close proximity of local shops and access to the M25 and Enfield Town with its multiple shopping facilities.

The property has been modernised and extended by the current vendor to a high standard and has many pleasing features.





Lobby

Via hardwood double front doors, parquet wood floor, door to hall.

Lounge Style Entrance Hall

Parquet wood floor, double radiator, storage cupboard.

Lounge

18' 5" x 11' 11" (5.61m x 3.63m)

Parquet wood floor, double radiator, fire recess with tiled hearth and real flame gas fire, bespoke fitter shelving / storage units.

Dining Room

15' 3" max x 13' 10" max (4.65m max x 4.22m max)

Engineered wood floor, two double radiators, sunken spotlights to ceiling, range of bespoke built in shelves and storage units, open to conservatory.

Dual Aspect Kitchen

17' x 7' 10" (5.18m x 2.39m)

Fitted in a range of gloss white base, draw and storage cupboards with inset sink to Corian worksurface and drainer, two integrated ovens with gas hob, double radiator, sunken spotlights to ceiling, engineered wood floor.

Utility Room

Plumbing for washing machine and space for tumble dryer, space for fridge/freezer, ceramic tiled floor, doors to side, cloakroom WC and hall.

Conservatory

14' max x 12' 6" max (4.27m max x 3.81m max)

Engineered wood floor, two radiators, open to dining room, double doors to rear garden.

Cloakroom WC

Low flush WC, bracket basin, extractor fan, window to side, tiled floor, part tiled walls.

First Floor Landing

Engineered wood floor, radiator, window to side.

Bedroom Two

16' 8" x 11' 11" (5.08m x 3.63m)

Fitted carpet, radiator, sunken spotlights to ceiling.

Bedroom Three

13' 10" max x 9' 11" max (4.22m max x 3.02m max)

Fitted carpet, radiator, sunken spotlights to ceiling, range of bespoke built in floor to ceiling wardrobe cupboards and draw units, door to en-suite shower room.

En Suite Shower Room

Low flush WC, vanity basin, corner shower cubicle, mosaic tiled floor with underfloor heating, part tiled walls, extractor fan, sunken spotlights to ceiling.

Bedroom Four

14' to extreme x 11' 4" to extreme (4.27m to extreme x 3.45m to extreme)

Fitted carpet, double radiator, oriel bay window.

Bedroom Five

10' 5" into bay x 7' 10" (3.17m into bay x 2.39m)

Fitted carpet, radiator, sunken spotlights to ceiling, oriel bay: currently used as walk in wardrobe.

Family Bathroom

Fitted in a modern white suite comprising a low flush WC, panelled bath with central mixer taps, shower and glass shower screen, bracket basin, ceramic tiled floor, part tiled walls, heated towel rail, sunken spotlights to ceiling, underfloor heating.

Second Floor

Bedroom One

19' 3" x 18' 11" to extreme (5.87m x 5.77m to extreme)

Dual aspect, fitted carpet, radiator, sunken spotlights to ceiling. two eves storage cupboards, access to loft with pull-down ladder, walk in wardrobe, door to en-suite shower room.

En Suite Shower Room

Low flush WC, bracket basin, glass shower cubicle, ceramic tiled floor and part tiled walls, heated towel rail, Velux to rear aspect, access to eaves loft area.

Outside

Front Garden

Brick paved providing off street parking for several cars, brick retaining wall with electric gate, shrubs and bushes, drive to garage and access to rear garden.

Rear Garden

Approximately 60' x 30' of secluded and mature west facing garden, lawn to lawn with paved patio and covered seating area to rear of garage.

Garage

13' x 10' (3.96m x 3.05m)

Power and light, handy for storage.



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The Ridgeway, Enfield

- 19' x 19' Master Bedroom
- Three Bathrooms
- Close to Wren & One Degree Academy Schools
- Three Reception Rooms
- West Facing Rear Garden

Tenure: Freehold EPC Rating: Awaited

£900,000



Please note the marker reflects the postcode not the actual property

The Ridgeway, Enfield, EN2

Approximate Area = 2089 sq ft / 194 sq m
Garage = 130 sq ft / 12 sq m
Total = 2219 sq ft / 206 sq m
For identification only - Not to scale



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Property Ref:
ENF104127 - 0002

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