

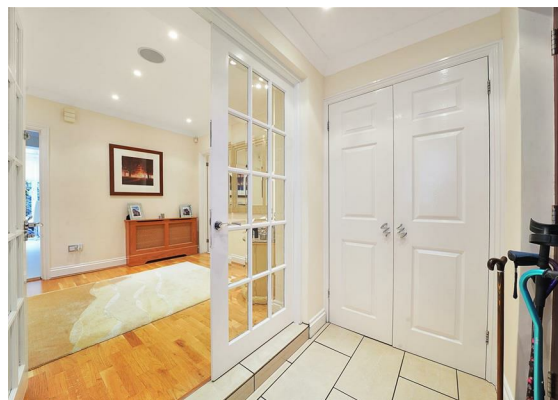


Ridgemount Gardens, Enfield

£1,500,000

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- Beautifully Presented, Four Bedroom, Detached Bungalow Situated on Generous Plot
- Carriage Driveway and Double Garage
- Fully Refurbished with High Spec Features Throughout
- Mature Gardens Front and Back with Heated Swimming Pool, Outside Shower and Changing Room
- En-Suite and French Doors to Garden from Master Bedroom
- Built In Wardrobes to Two Bedrooms plus Fourth Bedroom/ Home Office on First Floor
- High Spec Kitchen Appliances including Meile Dishwasher, Neff Oven, Hob and Integrated Microwave, and Fischer and Paykel American Fridge Freezer
- Monitored Alarm System, Air Conditioning, Wired Speakers, Electric Blinds, Double Glazing, Gas Central Heating, Towel Radiators and Underfloor Heating to En-Suite
- In Catchment of Outstanding Schools including One Degree Academy and Highlands Secondary
- Cul-De-Sac Location within easy reach of M25 as well as Enfield Chase and Oakwood Underground Stations

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For more images of this property please visit havilands.co.uk



We are delighted to present this BEAUTIFULLY PRESENTED, FOUR BEDROOM, DETACHED BUNGALOW on Ridgemount Gardens, EN2. Situated on a wide and generous plot and boasting 2,681 sq ft of living space, this property features a sweeping, carriage driveway, double garage, mature gardens to the front and back and heated, outdoor swimming pool with electric safety cover. Lobby entrance with coat cupboard leads to a large square hall, lounge, dining room, kitchen, conservatory and utility room. The kitchen appliances are high spec including Meile dishwasher, Neff oven, hob and integrated microwave, and Fischer and Paykel American fridge freezer. There are also three bedrooms on the ground floor. The master suite comprises of an en-suite, with the main bedroom having french doors that lead to the garden. The other two bedrooms on the ground floor have fitted cupboards, one currently being used as a dressing room. Family bathroom with airing cupboard. On the first floor is the fourth bedroom/home office and ample eaves storage.

Completely refurbished six years ago to a high standard through out, the property offers a wealth of modern features including an alarm system, air conditioning, speakers throughout, electric blinds, double glazing, gas central heating, towel radiators and underfloor heating to en-suite. Outside the well maintained, extra wide garden extends to 100+ft and includes a heated pool with safety cover, outside heated shower, changing room, irrigation system to front and back, three electric awnings, side access, spotlights, tap and electric points front and back.

Ideally located on a quiet cul-de-sac turning off The Ridgeway, offering ease of access to the M25, walking distance to Enfield Chase Station (0.7 miles) and a short drive to Oakwood Station (Piccadilly Line). The property is also in catchment for several sought after schools including One Degree Academy Primary School (OUTSTANDING), Highlands Secondary School (OUTSTANDING) and Wren Academy.

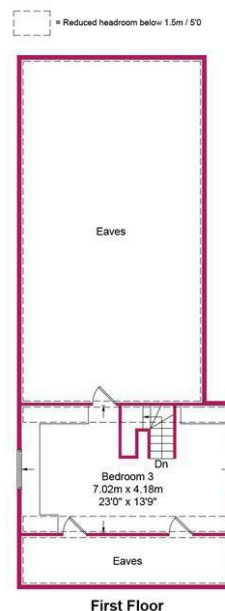
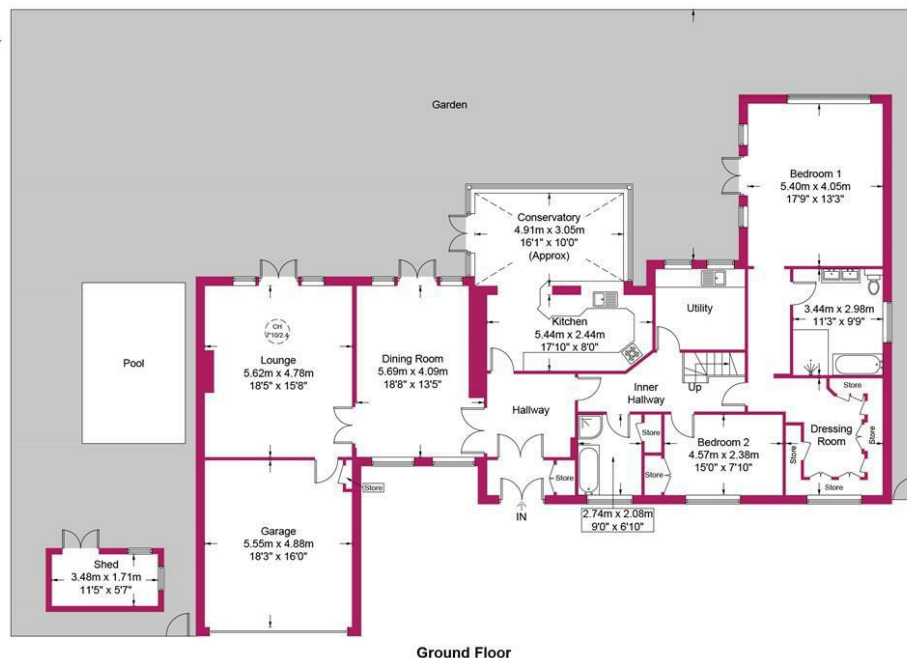
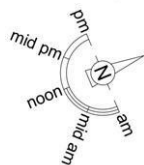
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Ridgemount Gardens, EN2

Approximate Gross Internal Area = 2681 sq ft / 249.1 sq m

Restricted Height = 83 sq ft / 7.7 sq m

Shed = 63 sq ft / 5.9 sq m



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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