

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

FAIRVIEW ROAD, ENFIELD, EN2



A rare opportunity to acquire this detached four-bedroom, three-bathroom family house set behind a carriage driveway located just off Enfield's Ridgeway. The accommodation comprises large, vaulted entrance hallway with a sweeping staircase and doors to: dual aspect reception room with door to rear garden, separate galley kitchen and adjacent utility room, a morning/breakfast room with patio doors to rear garden, study, guest WC and integrated garage. The first floor comprises master bedroom suite with en-suite shower room, three further double bedrooms, family bathroom suite with separate WC. To the rear the property benefits from a wraparound south facing patio garden which is lawned and extends to approximately 30 ft. To the front the carriage driveway provides off street parking for four to five vehicles. The accommodation extends to approximately 1,850 sq ft and width of the plot is just under 70 ft.

The property does require refurbishment but has great appeal and could make a unique family home. It is envisaged the property would be of interest to both owner occupiers and property developers.

**£885,000**

**FREEHOLD**

**CHAIN FREE**

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**PRS** Property  
Redress  
Scheme

Fairview Road is a no through road off The Ridgeway, close to its junction with Lavender Hill. The property is therefore well located to access the many shopping and leisure amenities of Chase Side and Enfield Town. Gordon Hill Station (Overground), with its regular commuter services to London's Moorgate and Kings Cross Stations, is within comfortable walking distance and the property is also within the catchment area of several schools to include the newly opened Wren Academy Enfield. A little-known public footpath at the bottom of Fairview Road leads to neighbouring fields and Trent Park a little further.

Council Tax      G      £3,254.00 (Enfield)

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.











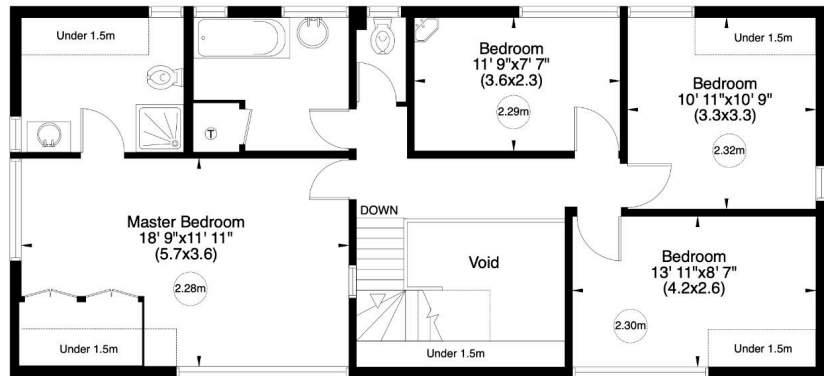


Fairview Road, EN2  
 Gross internal area (approx.)  
 170 Sq m (1829 Sq ft) Including Under 1.5m  
 163 Sq m (1749 Sq ft) Excluding Under 1.5m  
 For identification only, Not to Scale

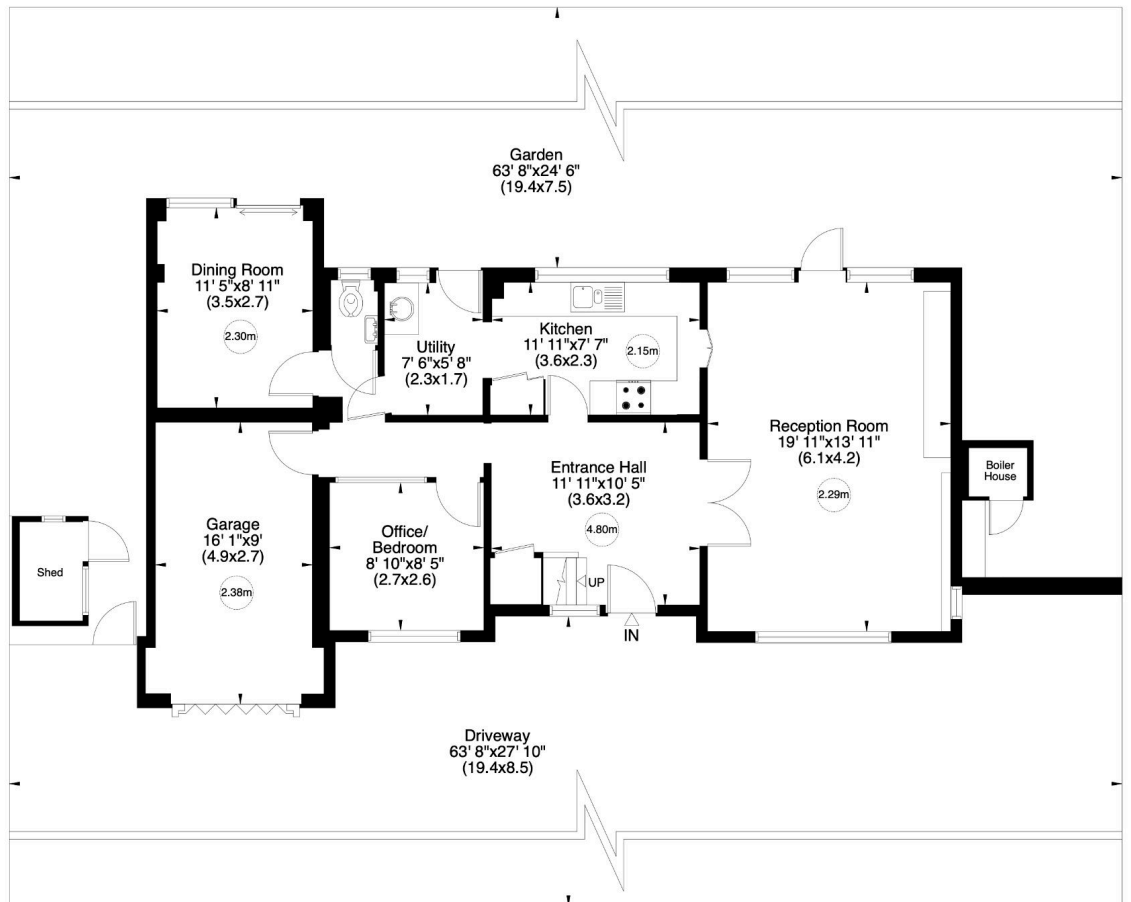
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 Residential



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First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).