



142 Clay Hill, Enfield, London, EN2 9AN
£785,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Three bedroom semi-detached house features three reception rooms, second bedroom with dressing room, downstairs cloakroom, family shower room and garage. Requires modernisation. Offered chain free. Square footage of 1 6 6 7 . V i e w i n g recommended.



- THREE BEDROOM SEMI-DETACHED HOUSE
- CHAIN FREE
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FAMILY SHOWER ROOM
- REQUIRES MODERNISATION
- GARAGE
- CLOSE TO ENFIELD TOWN CENTRE
- TENURE - FREEHOLD. COUNCIL TAX BAND F - ENFIELD BOROUGH COUNCIL
- VIEWING RECOMMENDED



ENTRANCE PORCH

White UPVC double glazed door. Tiled floor.

ENTRANCE HALL

Double doors from porch. Radiator. Plate and picture rail. Storage cupboard.

FRONT RECEPTION ROOM/ BEDROOM FOUR

15'4" x 12'6" (4.69 x 3.83)

Double radiator.

LOUNGE

18'2" x 10'2" (5.55 x 3.12)

Charming dual aspect room. Double radiator. Built in shelves and large wall mirror. White UPVC double glazed window and double glazed sliding doors to garden.

LOUNGE / DINING ROOM

22'6" x 13'1" (6.87 x 4.00)

Charming dual aspect room. Plate and picture rail. Built in shelves and fitted window bench seating. Double radiator. White UPVC double glazed window and double glazed sliding doors to garden.

KITCHEN

12'9" x 9'10" (3.90 x 3.00)

Coloured twin bowl sink unit with mixer taps. Range of fitted wall and base units and work surfaces. Display storage cupboards. Fan assisted radiator, Inset four ring gas hob. NEFF oven and extractor hood. Dual aspect white UPVC double glazed windows overlooking the garden. Plumbing for automatic washing machine and dishwasher. Tiled walls. Door to

LOBBY

Storage cupboard. Tiled flooring.



DOWNSTAIRS CLOAKROOM

Low level W.C. Wash hand basin. Radiator. Tiled flooring. White UPVC double glazed window.

FIRST FLOOR LANDING

Access to loft. Airing cupboard. Original stained-glass flank window with secondary double glazing. Stairs to ground floor.

BEDROOM ONE

15'4" x 12'2" (4.69 x 3.71)

Extensive range of fitted wardrobes. Three with mirror fronts. Double radiator. Wall light. UPVC double glazed bay window.

BEDROOM TWO

12'2" x 11'7" (3.71 x 3.55)

Extensive range of fitted wardrobes. Double radiator. Wash hand basin in vanity unit. Gas central heating boiler in cupboard. Dressing table cupboards. UPVC double glazed window.

DRESSING ROOM

8'4" x 6'4" (2.56 x 1.94)

Range of fitted wardrobes. UPVC double glazed window. Wall light.

BEDROOM THREE

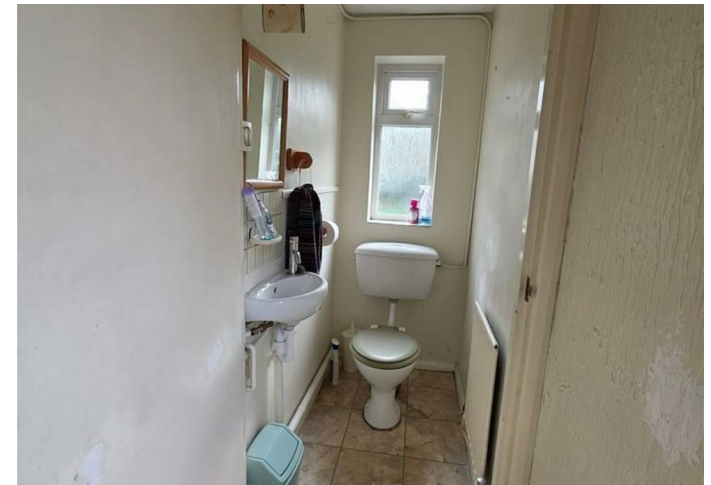
11'9" x 10'2" (3.59 x 3.10)

Radiator. Range of fitted wardrobes and dressing table. Triple aspect. White UPVC double glazed windows.

SHOWER ROOM

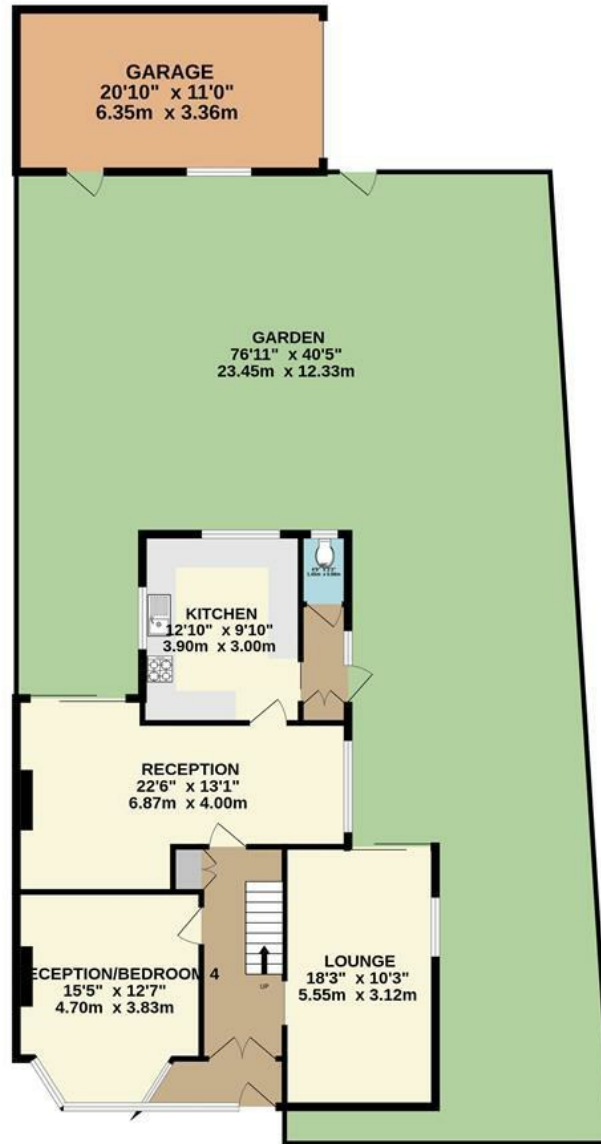
6'4" x 5'11" (1.94 x 1.81)

Comprising enclosed shower cubicle. Wash hand basin. Low level W.C. White UPVC double glazed window. Fully tiled walls and flooring. Heated towel rail/radiator.





GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REAR GARDEN

76'11 x 40'5 approx (23.44m x 12.32m approx)

South Facing rear garden. attractively laid out and landscaped with many mature trees and shrubs. Extensive garden area to side offering potential to extend, subject to necessary consents. Pedestrian side access.

DETACHED GARAGE

20'9" x 11'0" (6.35 x 3.36)

Up and over door to driveway.

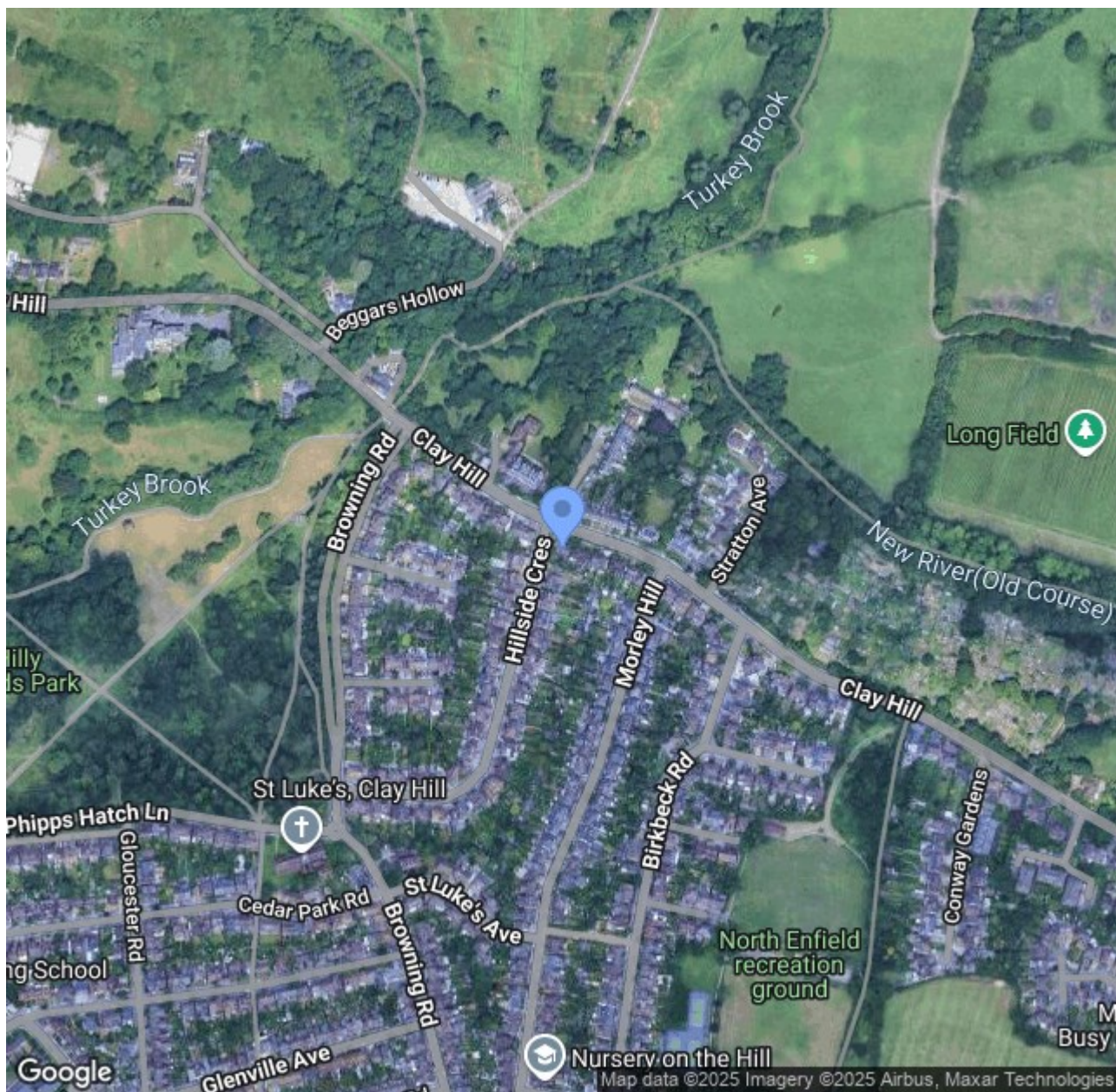
Tenure - Freehold. Council tax band F - Enfield Borough Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation.

All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



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