



16 Ridge Crest, Enfield, EN2 8JX
Offers In Excess Of £650,000



16 Ridge Crest, Enfield, EN2 8JX

Nestled in the desirable area of Ridge Crest, Enfield, this charming three-bedroom semi-detached house presents an excellent opportunity for families. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining. The first-floor bathroom, complemented by a convenient ground floor W.C., adds to the practicality of the home.

One of the standout features of this residence is the south-westerly facing rear garden, which offers a delightful outdoor space to enjoy the sun throughout the day. The garden provides ample potential for those looking to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

Conveniently located just a stone's throw from Chase Farm Hospital, this property is ideally situated for those working in the healthcare sector or seeking easy access to medical facilities. Additionally, the home falls within the catchment area for both sought-after primary and secondary schools, making it an attractive option for families prioritising education.

This semi-detached house in Ridge Crest is not just a home; it is a canvas for your future aspirations. With its prime location, spacious living areas, and potential for expansion, it is a property that should not be missed.



Hallway

Lounge 30'0" x 12'10" (9.14m x 3.91m)

Narrowing to 11'0"

Kitchen 13'10" x 6'7" (4.22m x 2.01m)

W.C 3'0" x 3'0" (0.91m x 0.91m)

Lean-To 24'0" x 5'0" (max) (7.32m x 1.52m (max))

First Floor Landing

Bedroom One 17'0" x 10'0" (5.18m x 3.05m)

Bedroom Two 12'0" x 11'0" (3.66m x 3.35m)

Bedroom Three 9'10" x 7'0" (3.00m x 2.13m)

Bathroom 7'0" x 7'0" (2.13m x 2.13m)

Front Garden

Driveway

Rear Garden

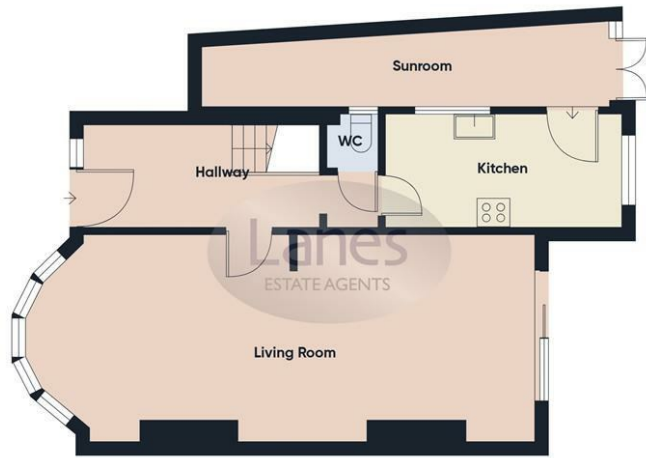
South Westerly Facing

Lanes Estate Agents Enfield Reference Number

ET5334/AX/AX/AX/110526







Floor 0



Floor 1

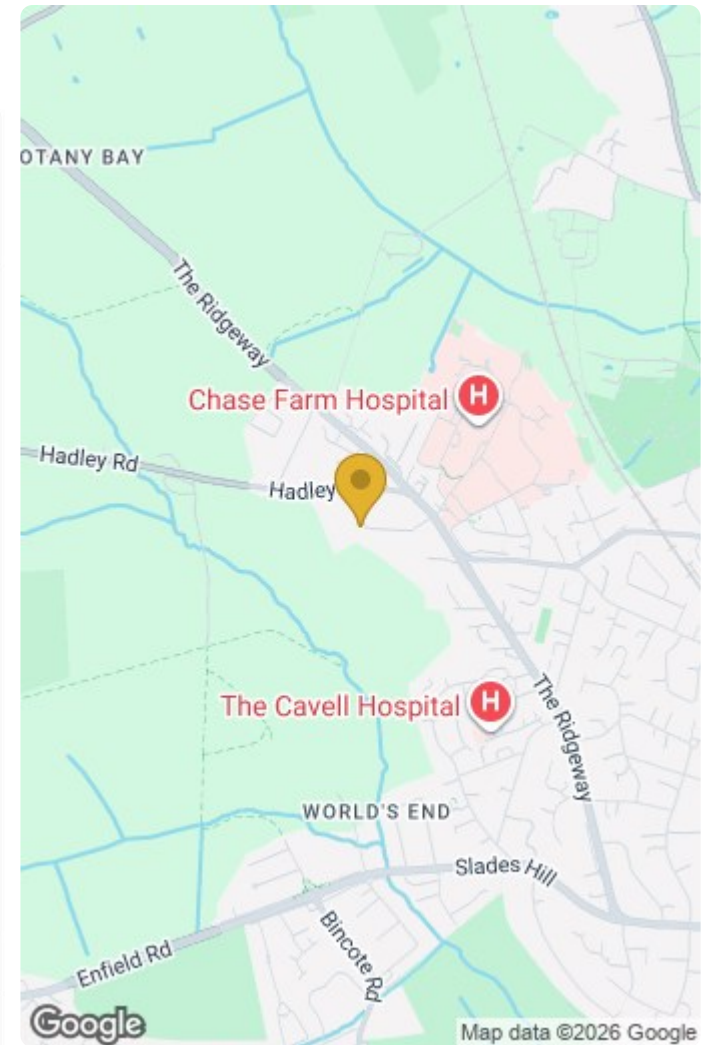


Approximate total area⁽¹⁾
100.4 m²
1078 ft²

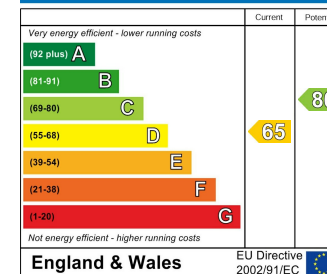
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

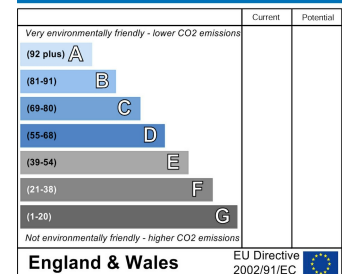
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

