



Jaycroft, The Ridgeway, Enfield

Available

Offers in excess of £500,000 (Freehold)



A well-positioned home in a quiet turning off The Ridgeway, just 0.7 miles from Gordon Hill railway station. Close to sought-after schools, local shops and green spaces, it's ideal for families and commuters alike.

The property is entered via a porch leading into the main reception room, featuring wooden flooring, a coal fireplace and front-facing windows allowing for good natural light. To the rear, the dining room provides a separate reception space with access to the staircase and useful storage, while also leading through to the kitchen.

The recently fitted kitchen is fitted with matching wall and base units complemented by granite worktops and a butler sink, with a range of integrated appliances including a washing machine, microwave and fridge freezer. A side aspect window and door provide access to the garden while maintaining a bright and practical workspace.

The first floor offers two bedrooms arranged off the landing, with the principal bedroom positioned to the front and benefiting from fitted wardrobes. A modern shower room serves the floor, complete with a walk-in shower and contemporary fittings.

Externally, the rear garden has been designed in a courtyard style with tiled areas and low-maintenance artificial lawn, creating a private outdoor space. The property further benefits from a double garage with manual doors, with electricity inside including a plug.

Jaycroft is a quiet residential turning situated off The Ridgeway, within approximately 0.7 miles of Gordon Hill railway station offering regular services into central London. All windows and doors throughout the property are new. The property falls within the catchment for sought-after schools including One Degree Academy and Wren Academy Enfield.

The shops, cafés and amenities of Enfield Town are also within easy reach, while nearby green spaces such as Hilly Fields Park provide excellent recreational opportunities. The nearby road network also offers convenient access to the M25 motorway.

Local Authority: London Borough of Enfield
Council Tax Band: D

Front

Paved walkway, laid to lawn with shrub borders

Porch

Door to reception room, wooden skirting boards, tiled flooring

Reception Room

Double glazed windows to front, coal fireplace, radiators, wooden skirting boards, wooden flooring

Dining Room

Double glazed windows to rear aspect, staircase, storage cupboard, door to kitchen, radiator, wooden skirting boards, wooden flooring

Kitchen

Double Glazed windows to side aspect, matching wall and base units with granite worktop, butler sink with mixer tap, integrated washing machine, microwave, and fridge/freezer, induction hob, electric fan oven, door to garden, tiled flooring

First Floor Landing

Loft hatch, doors to bedroom one two and shower room, wooden skirting boards, carpet

Bedroom 1

Double glazed window to front aspect, wardrobes, radiator, wooden skirting boards, carpet

Bedroom 2

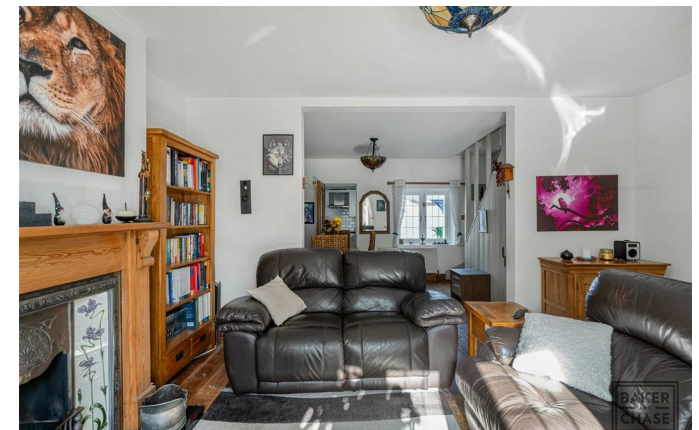
Double glazed window to rear aspect, storage cupboard, radiator, wooden skirting boards, carpet

Shower Room

Double glazed window to rear aspect, sink with mixer tap, w/c low flush, shower cubicle with waterfall shower head, heated towel rail, tiled surround

Garden

Side gate, lazy lawn grass, tiled





BAKER
AND
CHASE

Double Garage

Power point, manual up-and-over doors

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

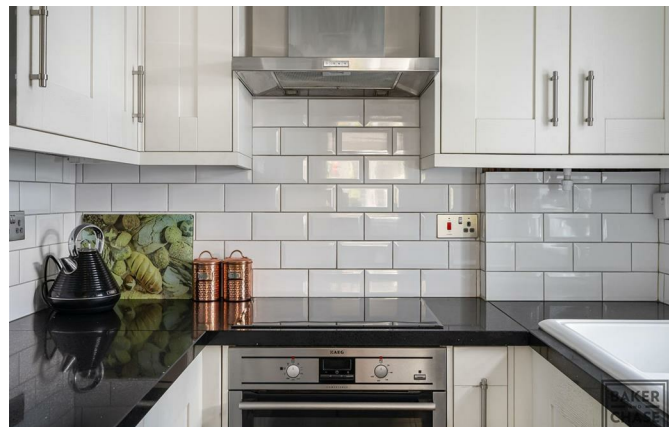
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless





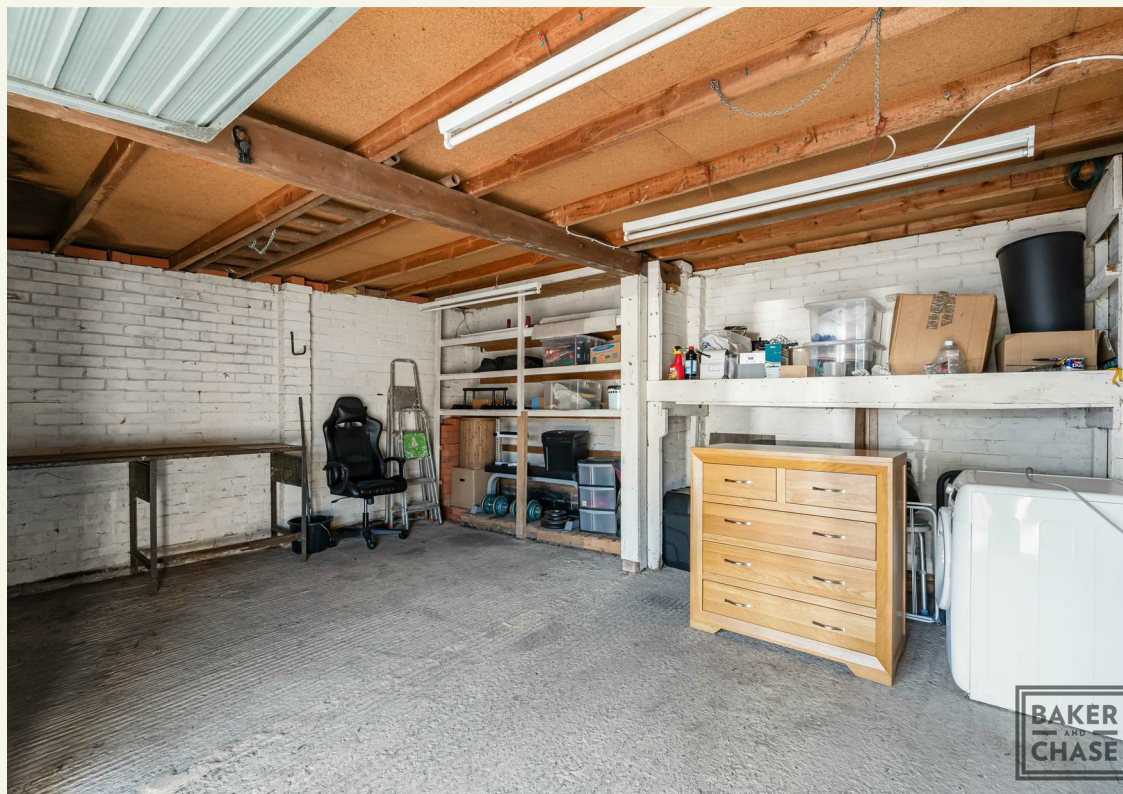
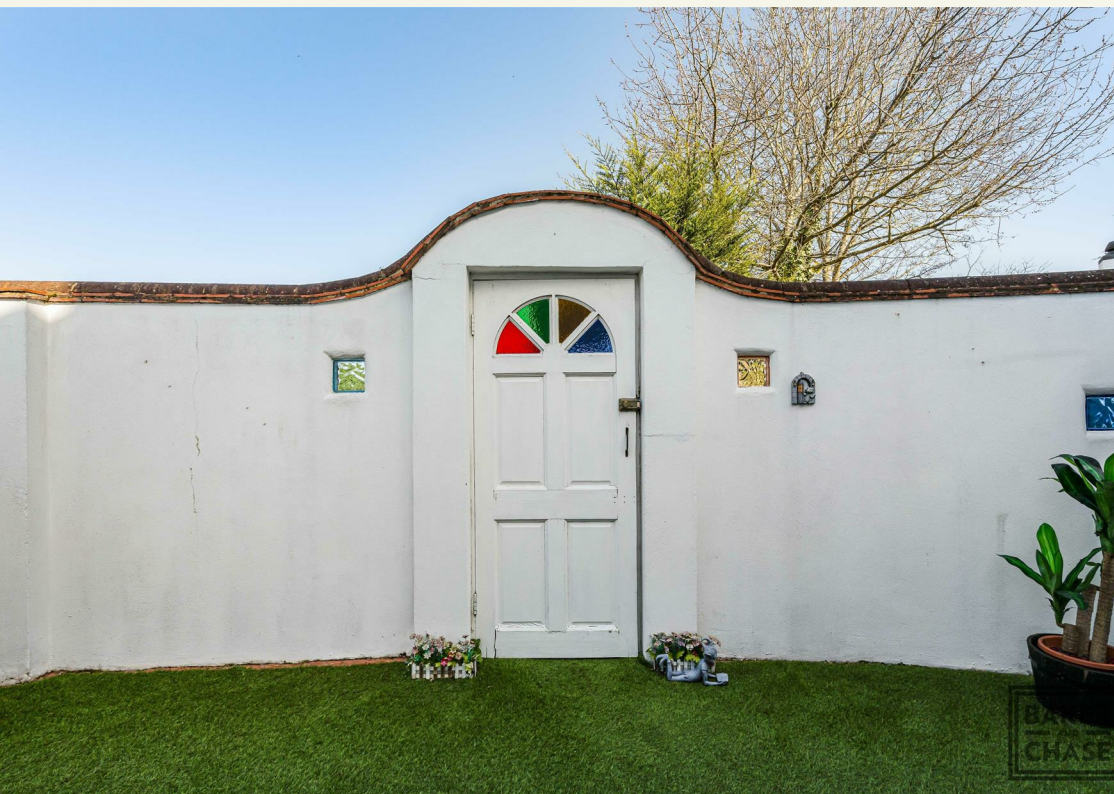
BAKER
AND
CHASE



specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



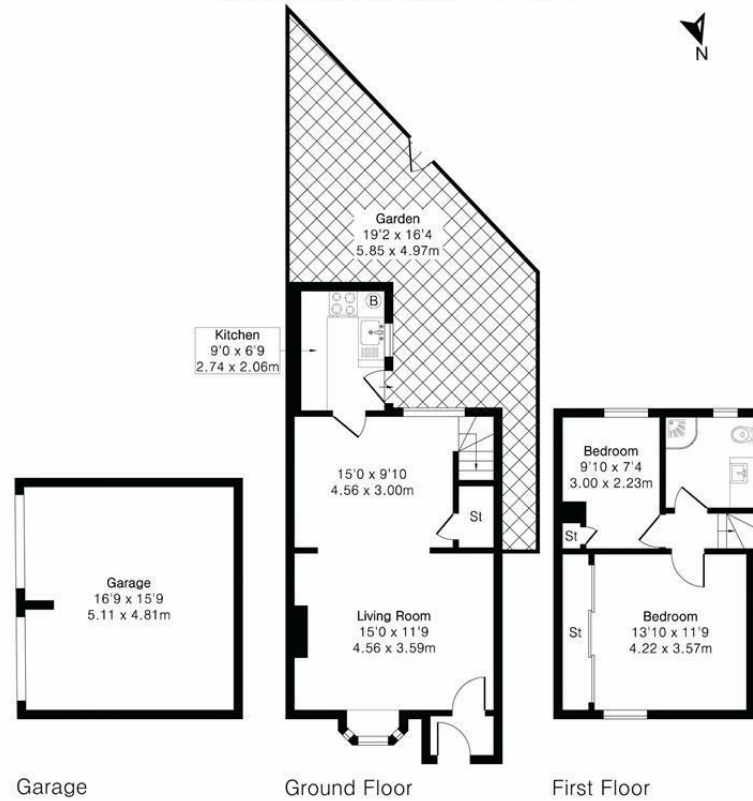


**Approximate Gross Internal Area 732 sq ft - 68 sq m
(Excluding Garage)**

Ground Floor Area 417 sq ft - 39 sq m

First Floor Area 315 sq ft - 29 sq m

Garage Area 263 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

