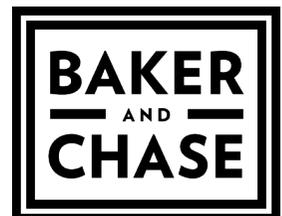




The Ridgeway, Enfield

Available

£1,200,000 (Freehold)





A spacious four-bedroom, semi-detached family home on The Ridgeway, with a vast ground floor, including a home gym, with off street parking, and planning permission for a further double story extension, and loft conversion. Available chain free.

An imposing four-bedroom semi-detached house offering flexible accommodation across two floors, complemented by a larger than average rear garden and off-street parking for several vehicles. The property is offered to the market chain free and benefits from approved planning permission for a single-storey rear extension, first-floor side extension with a hip roof, a rear dormer, and the installation of front and rear rooflights.

The ground floor opens into a welcoming inner hallway leading to a lounge and separate dining room, both enjoying good natural light and providing versatile reception space. The kitchen is fitted with a range of eye and base level units and leads through to a lobby area giving access to a ground floor bedroom, a modern shower room, and a further gym or storage room, offering flexible accommodation suitable for a range of uses.

On the first floor, three bedrooms are arranged off the landing, including the principal bedroom which benefits from an adjoining dressing area. A family bathroom serves the floor and includes a bath with mains-fed shower, wash hand basin, and WC, with tiled finishes and practical storage.

Externally, the property features a larger than average rear garden arranged with lawn, decking and paved areas, along with a further barked section to the rear, providing a versatile outdoor space. To the front, the property offers off-street parking for several vehicles alongside shrub borders and gated side access to the rear garden.

Situated on the sought-after The Ridgeway, this property is within approximately 0.6 miles of Gordon Hill railway station, providing regular services into central London. The home is also close to highly regarded schools including One Degree Academy and Wren Academy Enfield. Local shops, cafés and amenities can be found nearby, with the wider facilities of Enfield Town also within easy reach.

Local Authority: London Borough of Enfield
Council Tax: G

Front Garden

Gas meter box, paved for off street parking, shrub borders, side gate leading to rear garden, part pebble storage area

Inner Hallway

Spotlights to ceiling, stairs to first floor landing, door to dining room, door to lounge, radiator, understairs storage cupboard housing: fuse box and electric meter, laminate wood flooring

Lounge

2x ceiling rose, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, electric fire place, electric vertical radiator, fitted storage, radiator, laminate wood flooring

Dining Room

Ceiling rose, coving to ceiling, uPVC double glazed window to front aspect, radiator, access to kitchen, laminate wood flooring

Kitchen

Coving to ceiling, spotlights to ceiling, cupboard housing 'Vaillant' combination boiler, eye and base level units, part tiled walls, stainless steel sink with mixer tap, space for 5-ring gas cooker with extractor over, space for dishwasher, space for washing machine, uPVC double glazed window to rear aspect, arching to lobby, laminate wood flooring

Lobby

Coving to ceiling, door to gym/storage area, door to shower room, door to bedroom 4, vinyl flooring

Bedroom 4

Coving to ceiling, uPVC double glazed window to rear aspect, radiator, laminate wood flooring

Shower Room

Coving to ceiling, frosted uPVC double glazed window to rear aspect, brick effect wall tiling, wash hand basin with mixer tap, low level WC, heated towel rail, walk in shower cubicle with mains fed shower, vinyl flooring





BAKER
AND
CHASE

Gym/Storage Area

Spotlight to ceiling, 2x uPVC double glazed window to front aspect, fitted storage, power points, wall mounted fuse box, laminate wood flooring

First Floor Landing

Coving to ceiling, loft access, uPVC double glazed window to front aspect, radiator, doors to all bedrooms, door to bathroom, laminate wood flooring

Bedroom 1

Coving to ceiling, uPVC double glazed window to side and front aspect, radiator, access to dressing area, laminate wood flooring

Dressing Area

Coving to ceiling, uPVC double glazed window to side aspect, radiator, laminate wood flooring

Bedroom 2

uPVC double glazed window to rear aspect, ceiling rose, radiator, laminate wood flooring

Bedroom 3

uPVC double glazed window to rear aspect, ceiling rose, radiator, laminate wood flooring

Bathroom

Spotlight to ceiling, frosted uPVC double glazed window to rear aspect, heated towel rail, wash hand basin with mixer tap, Inset shelving, bath with mixer tap and mains fed shower, extractor fan, low level WC, tiled walls, vinyl flooring

Rear Garden

Outside tap, outside tap, lighting, gate leading to front garden, part paved area, part decking area, rest laid to lawn, further bark chipping area to rear

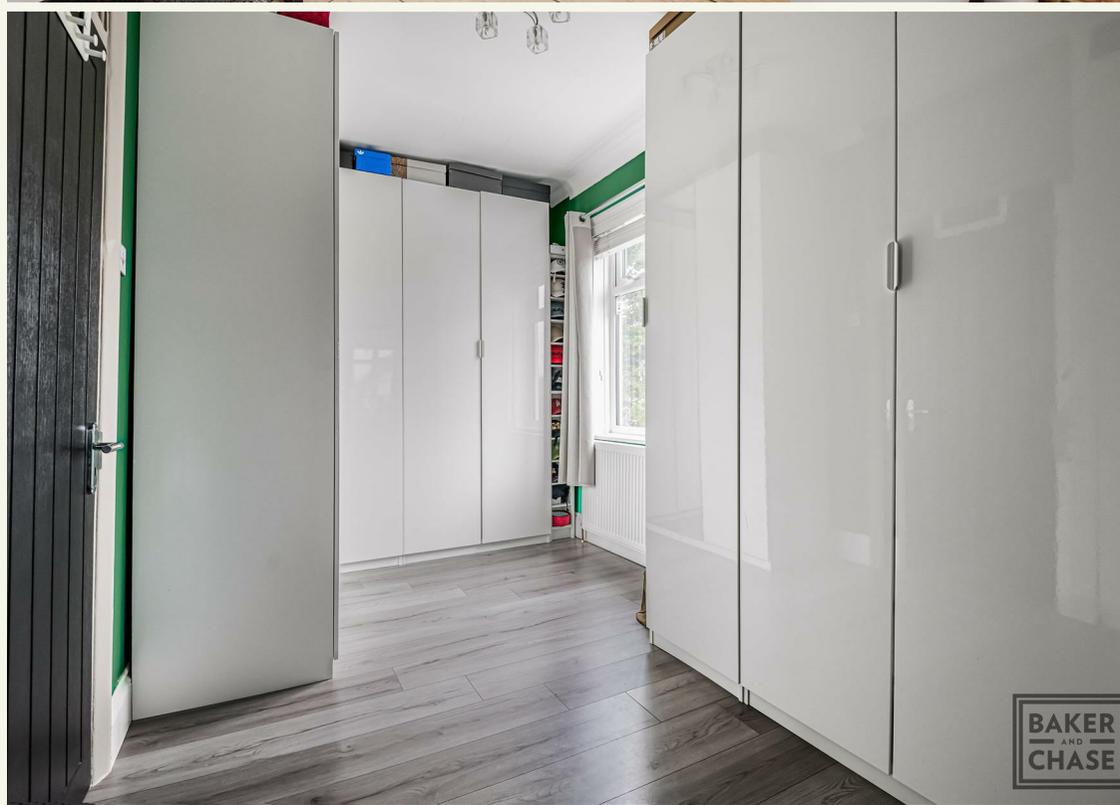
Disclaimer

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.

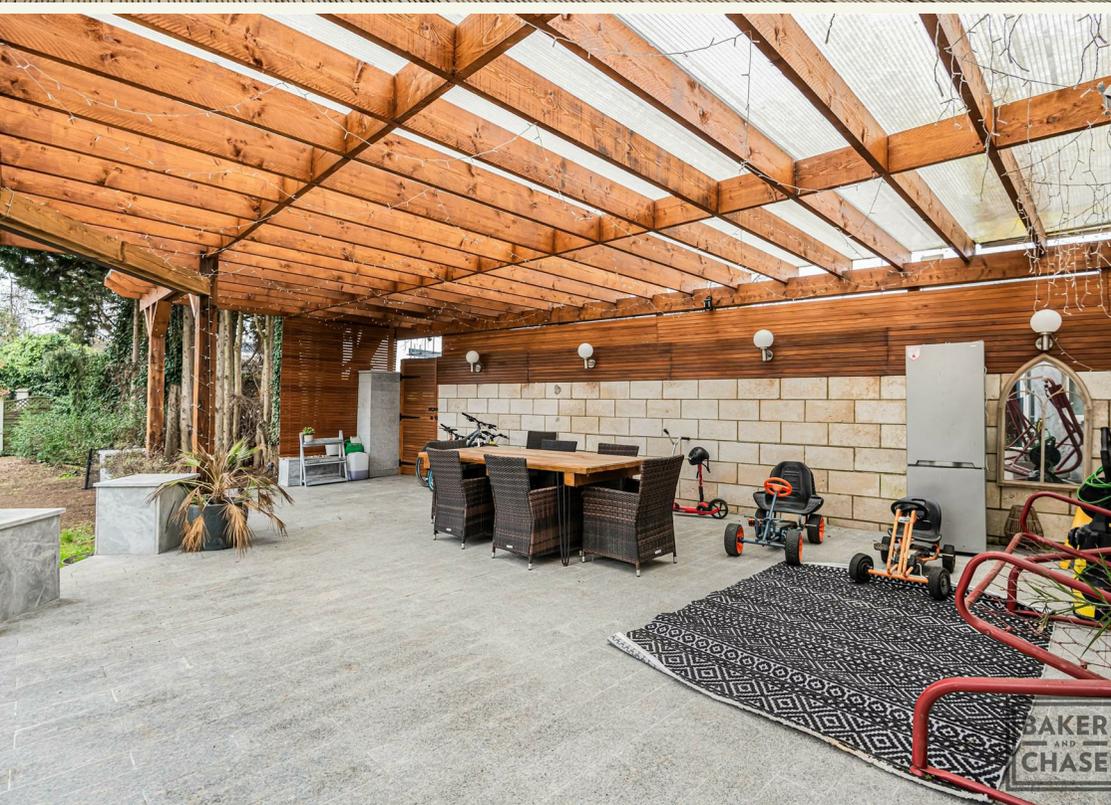
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



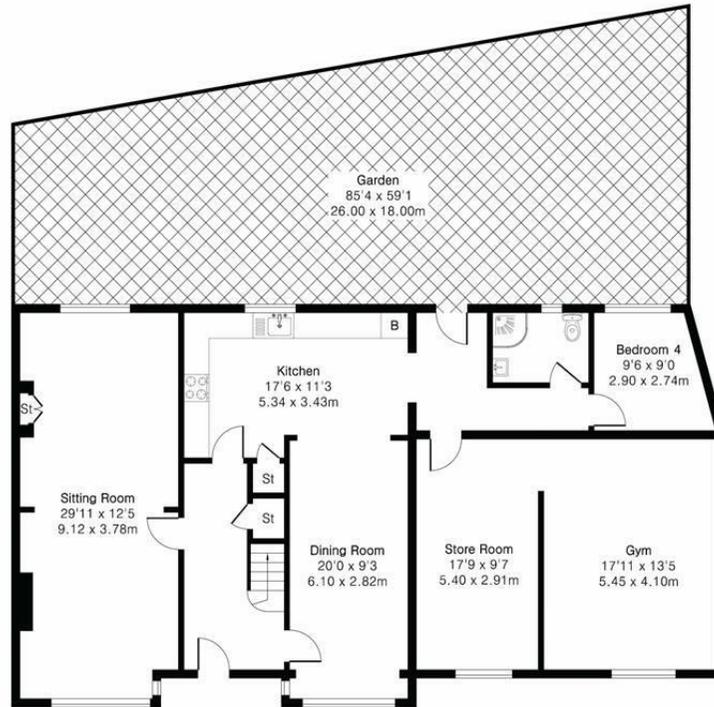
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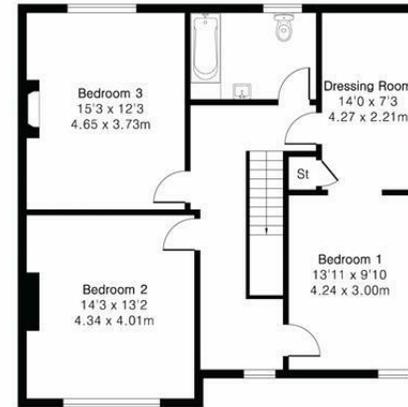
Approximate Gross Internal Area 2408 sq ft - 224 sq m

Ground Floor Area 1539 sq ft – 143 sq m

First Floor Area 869 sq ft – 81 sq m



Ground Floor



First Floor



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: G

