



## 176 Clay Hill

Enfield, EN2 9AL

Asking Price £825,000

Cottage Fields are pleased to Present this Four Bedroom Two Bathroom Semi Detached house on a large plot and located in a highly sought after picturesque location. The property boasts an array of features such as South Facing Garden, Side access, Catchment of sought after schools and two reception rooms, two bathrooms, four bedrooms, substantial plot with potential to develop (stpp), Kitchen with breakfast snug, double glazing and Gas Central Heating throughout, garage and many more which must be seen. This property is the ideal family home with a lot of character, which you instantly feel as you are greeted into the entrance hall with the stained glass pane on the front door.

Request your viewing now, as this property will be picked up quickly and is offered Chain Free.

Cottage Fields Team Member:

'This property is truly stunning and boasts so much potential to develop, would make the perfect family home, and has so much on its doorstep, must see as will be snapped up quickly'

Located within walking distance to the Renowned Forty Hill and Hillyfields park, whilst also being a short walk to niche streets of bustling shops and cafe's, ideal for a professional and/or families looking for an upmarket suburb. Boasting local outstanding rated schools within a short distance and within catchment of this property. Also, the recently Refurbished Chase Farm Hospital being a stone throw away. Whilst also being a short distance Enfield Town Shopping Parade, as well as a recently built state of the art Library. Including local supermarket, as well as Co-op and Sainsburys local. This property benefits from being situated in a great location within close proximity of all that you will need. Crews Hill also being in close proximity.

- Off Street Parking
- Large Plot
- Two Reception Rooms
- Garage
- South Facing Garden with Side Access
- Excellent Location and Catchment of Outstanding Rated Schools
- Four Bedrooms and Two Bathrooms
- Side Access
- Chain Free
- Double Glazing and Gas Central Heating

### Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information





Floor Plan



Area Map



Energy Efficiency Graph



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