



## CLAY HILL, EN2 9AW



**£825,000 Freehold**

- DOUBLE FRONTED DETACHED
- KITCHEN
- 4 BEDROOMS
- LARGE LOFT SPACE
- POTENTIAL TO EXTEND
- TWO RECEPTION ROOMS
- CLOAKROOM
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- CHAIN FREE



Property Details

Charming Double Fronted Detached Home with Huge Potential – Clay Hill, Enfield

Situated in the desirable and leafy enclave of Clay Hill, Enfield, this double fronted detached character property presents a rare opportunity to acquire a substantial family home in need of full refurbishment. Retaining much of its original charm, this spacious residence offers an exciting canvas for those looking to create their dream home, with potential for both loft and ground floor extensions (subject to the necessary planning consents).

The ground floor comprises two generously proportioned reception rooms, ideal for family living and entertaining, alongside a separate kitchen and a convenient downstairs cloakroom. Upstairs, the first floor hosts four well-sized bedrooms, offering ample accommodation for a growing family, as well as a family bathroom. A substantial loft space provides excellent scope for conversion, with the possibility of adding further bedrooms or a home office.

The property also benefits from a wide plot, offering further potential to extend on the ground floor, subject to planning, making this an ideal prospect for those seeking a long-term home in a sought-after location. Positioned within easy reach of local amenities, popular schools, and green open spaces, this is a fantastic opportunity to acquire a characterful home with significant potential in one of Enfield’s most desirable residential areas.

Early viewing is highly recommended to fully appreciate the scale, charm, and possibilities this property has to offer.



Approximate Gross Internal Area 1766 sq ft - 164 sq m

Ground Floor Area 633 sq ft – 59 sq m  
First Floor Area 701 sq ft – 65 sq m  
Second Floor Area 432 sq ft – 40 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

