



## **The Ridgeway, Enfield, EN2**

Under Offer (SSTC)

£600,000 (Freehold)





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**Baker and Chase are delighted to present this 3 bedroom semi-detached period property, with its own garage and off street parking, on The Ridgeway, West Enfield.**

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Offered on a chain free basis, this property would appeal to someone looking to create a house to suit their own lifestyle, as modernisation is required throughout. Viewings are highly recommended.

The property comprises a front facing reception room complete with a gas fireplace original box-bay windows. A spacious dining room follows which overlooks the property's rear garden. A galley style kitchen completes the ground floor accommodation.

The first floor hosts three bedrooms all offering plenty of storage space. A separate bathroom and w/c complete the internal layout. We believe the loft could be extended into (STPP).

Externally, the property enjoys a generous rear garden, with a side access and a garage. The front garden offers plenty of space allowing for off street parking as well as a partially lawned frontage.

The location of the property is a real gem. Situated moments from acres of greenbelt and benefitting from good access to Enfield Town, Enfield Chase and Gordon Hill B.R Stations within a walkable distance. Oakwood London Underground Station is a short bus ride away. For families with school considerations, the property is well situated for the highly regarded Wren and One degree Academies.

Council Tax Band - E

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## Front

Driveway, laid to lawn with shrub borders

## Porch

Tiled flooring, double glazed windows and doors to front aspect, door to

## Hallway

Carpet, wooden skirting boards, picture rails, coving, radiator, staircase, storage cupboard, stain glass windows to front aspect, doors to

## Lounge

Carpet, wooden skirting boards, picture rails, coving, radiator, gas fireplace, windows to front aspect with secondary glazing

## Dining Room

Carpet, wooden skirting boards, picture rails, coving, electric fireplace, radiator, windows to rear aspect

## Kitchen

Tiled flooring, matching wall and base units with tiled surround, electric hob and oven, sink with mixer tap, windows to and double glazed door to rear aspect

## Landing

Carpet, wooden skirting boards, picture rails, window to side aspect, doors to

## Bedroom 1

Carpet, wooden skirting boards, picture rails, coving, radiator, double glazed windows to front aspect

## Bedroom 2

Carpet, wooden skirting boards, picture rails, coving, radiator, double glazed windows to rear aspect

## Bedroom 3

Carpet, wooden skirting boards, picture rails, radiator, double glazed windows to front aspect





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## Bathroom

Vinyl flooring, tiled surround, bath with shower attachment and two taps, pedestal sink with two taps, radiator, double glazed windows to rear aspect

## W/c

Vinyl flooring, wooden skirting boards, w/c high flush, double glazed windows to side aspect

## Garden

Paved, laid to lawn with shrub borders, side gate, shed, door to garage

## Garage

## Disclaimer

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.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker





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VAT: The VAT position relating to the property may change without notice

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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

# The Ridgeway Enfield EN2 8NH

Approx. Gross Internal Area = 102.2 sq m / 1100 sq ft

Garage & Storage = 13.9 sq m / 149 sq ft

Total = 116.1 sq m / 1249 sq ft



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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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EPC Rating D / Local Authority: Enfield / Council Tax Band: E