



4 Highridge Place, Oak Avenue, ENFIELD, EN2 8LE

Offers Over £650,000





## 4 Highridge Place, ENFIELD, EN2 8LE

Situated just off 'The Ridgeway' and convenient for the M25 transport links, Lanes are pleased to offer for sale this four bedroom mid terrace town house. The property benefits from a rear extension to provide an open plan kitchen/living area, ground floor cloakroom, en-suite to master bedroom and off-street parking for two cars. Internal viewing is highly recommended.



HALLWAY

KITCHEN

27'11" x 14'11" includes dining room (8.53m x 4.57m  
includes dining room)

DINING ROOM

W/C

STUDY 10' x 8'9 (3.05m x 2.67m)

UTILITY ROOM 8'9" x 6'3" ( 2.67m x 1.93m)

FIRST FLOOR LANDING

RECEPTION ROOM 14'11" x 14'9" (4.57m x 4.50m)

BEDROOM 14'11" x 11'3" (4.57m x 3.45m)

TERRACE

SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM 14'11" x 11'1" (4.57m x 3.40m)

BEDROOM 11'8" x 7'3" (3.56m x 2.21m)

BEDROOM 11'3" x 6'11" (3.45m x 2.13m)

BATHROOM

GARDEN

DRIVEWAY













#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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