



The Ridgeway, EN2 8NG  
Enfield





# The Ridgeway, EN2 8NG

KINGS GROUP are delighted to present this beautifully presented two-bedroom character home, situated within a peaceful residential location just off The Ridgeway.

Offering a wonderful blend of charm and modern living, this attractive property has been thoughtfully improved throughout and is ideal for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into a bright and inviting living room, featuring attractive wooden flooring, a character fireplace, and large front-facing windows that flood the space with natural light. Beyond this, a separate dining room provides an excellent space for entertaining and family dining, while also offering access to the first floor and additional built-in storage.

The heart of the home is the recently installed contemporary kitchen, finished to an excellent standard with quality cabinetry, granite work surfaces, a traditional butler sink, and a range of integrated appliances. A side door and window provide direct access to the garden while creating a bright and functional cooking environment.

The first floor comprises two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. Completing the accommodation is a stylish modern shower room featuring a walk-in shower and contemporary fittings.

Externally, the property enjoys a private, low-maintenance rear garden designed for ease of upkeep and outdoor enjoyment. A particularly rare benefit is the detached double garage, complete with power supply and electrical sockets, offering excellent storage, workshop potential, or secure parking.

## Offers In Excess Of £500,000



- Beautifully Refurbished Two-Bedroom Character Home
- Separate Dining Room Ideal for Entertaining
- Integrated Appliances and Traditional Butler Sink
- Private, Low-Maintenance Rear Garden
- New Windows and Doors Installed Throughout

- Spacious Living Room with Feature Fireplace and Wooden Flooring
- Recently Installed Modern Kitchen with Granite Worktops
- Stylish Contemporary Shower Room with Walk-In Shower
- Detached Double Garage with Power and Electrical Sockets
- Close to Gordon Hill Station, Highly Regarded Schools and Local Amenities





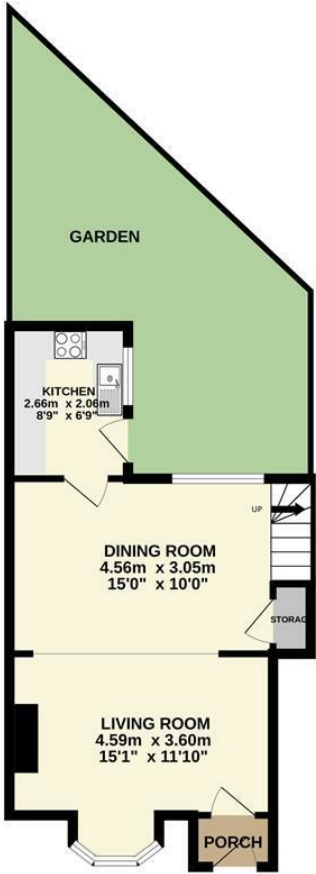
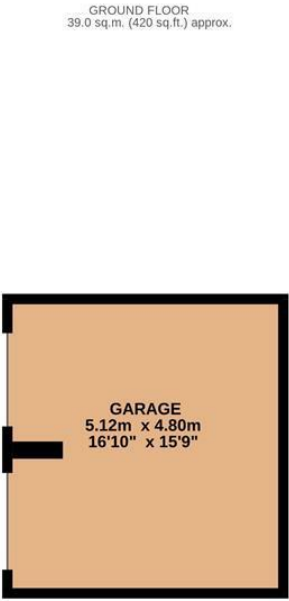
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (29-38) <b>F</b>                            |         |           | (29-38) <b>F</b>                                                |         |           |
| (1-28) <b>G</b>                             |         |           | (1-28) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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