



Golf Ride, EN2 9DA  
Enfield

FOR SALE  
kings  
GROUP  
020 8564 4118

GOLF RIDE EN2

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C P O L P

# Golf Ride, EN2 9DA

Tucked away in a peaceful residential pocket in Crews Hill, this charming two bedroom detached bungalow on Golf Ride offers a rare combination of tranquillity and convenience. This highly sought after area is prized for its serene setting and friendly community atmosphere.

Perfect for downsizers and families alike, the property offers fantastic potential for expansion (STPP), allowing you to put your own stamp on the home, as many neighbours have already done.

Inside, a spacious entrance hall immediately creates a welcoming, airy feel. The bright reception room provides ample space for separate living and dining areas, complemented by a fitted kitchen. Two generously sized bedrooms and a three piece bathroom complete the internal accommodation. Externally, the well maintained rear garden provides a peaceful retreat, while a detached garage offers additional storage or the potential to create a summer house, home gym, or office (STPP). Off street parking is also available.

Local amenities include the many nurseries and garden centres the area is known for, along with nearby Crews Hill Golf Club, Enfield Town Centre, with its array of shops and restaurants, is just a short drive away. The property is also within walking distance of bus stops, and Crews Hill Station (Moorgate line) is around half a mile away.

Families will particularly value being within the catchment area of highly regarded schools, including Wren Academy and St John's CofE Primary School.

£600,000



- Chain Free
- Offering Exciting Possibilities For Enlargement and Enhancement (Subject to the Appropriate Permissions)
- A Detached Garage Ideal for Storage or Potential Conversion into a Home Office or Outbuilding (STPP)
- Set in a Peaceful, Highly Sought After Residential Road Tucked Away in Crews Hill
- Ideal for Families, Downsizers, or Anyone Keen to Maximise the Property's Potential and Personalise Their Living Space
- A Detached Bungalow Offering Two Double Bedrooms
- Off Street Parking
- Conveniently Located Within Walking Distance of Bus Stops and Crews Hill Station (Moorgate Line)
- Families Will Value Being Within the Catchment of Highly Regarded Schools, Including Wren Academy and St John's CofE Primary School
- Nearby Amenities Include Nurseries, Garden Centres and Crews Hill Golf Club





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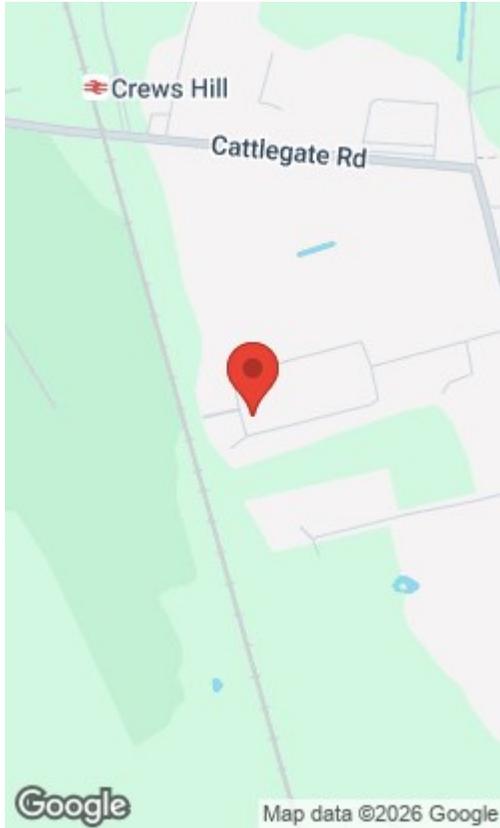
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GOLF RIDE

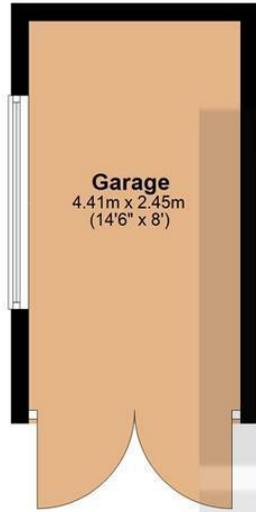
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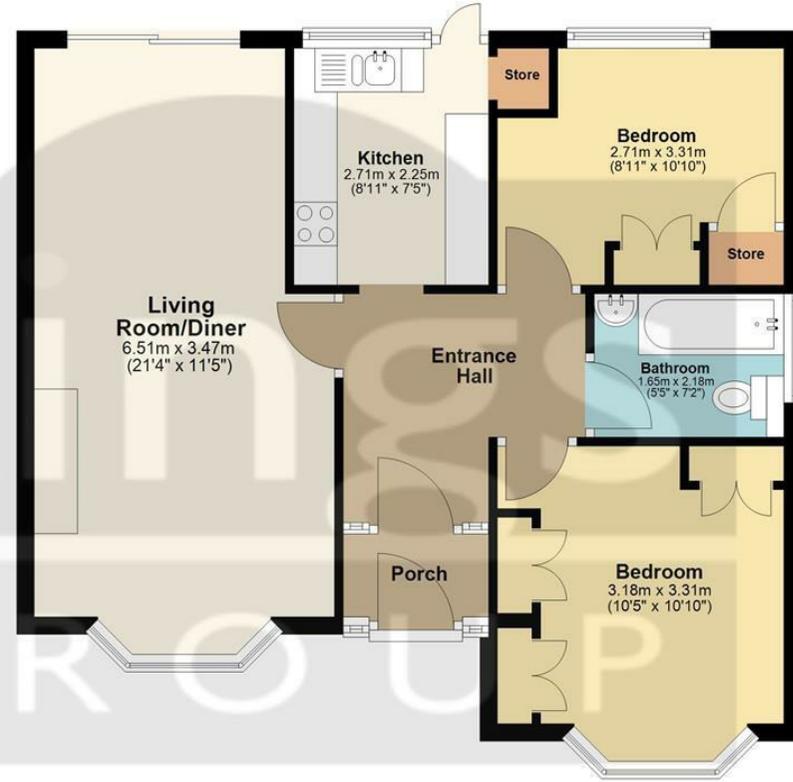
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	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



**Outbuilding**  
Approx. 10.8 sq. metres (116.3 sq. feet)



**Ground Floor**  
Approx. 60.9 sq. metres (655.9 sq. feet)



**Total area: approx. 71.7 sq. metres (772.2 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Golf Ride**

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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