



High Oaks, Enfield, EN2
Offers In Excess Of £700,000 Freehold

Anthony Webb
ESTATE AGENTS

High Oaks, Enfield, EN2

CHAIN FREE extended three bedroom semi detached house with fantastic rear garden located in a quiet leafy residential cul-de-sac offering plenty of potential to modernise and create a wonderful spacious family home.

High Oaks is located off The Ridgeway and is within easy reach of Enfield Towns shops, restaurants, bus routes and Enfield Chase mainline station into Moorgate.

Good size front garden • Porch • Spacious living room with fireplace and dual aspect windows • Kitchen • Sitting/dining areas to rear with wonderful views over the garden • Utility room • Ground floor w.c • First floor landing with access to loft space • Three good size bedrooms • Spacious family bathroom • Gas central heating • Off street parking space • Integral garage • Large rear mature rear garden.

Enfield Council Tax band G

- Three bedrooms
- Semi-detached house
- Three receptions
- Kitchen+utility room
- Bathroom and ground floor w.c
- Integral garage
- Off street parking to front
- Impressive rear garden



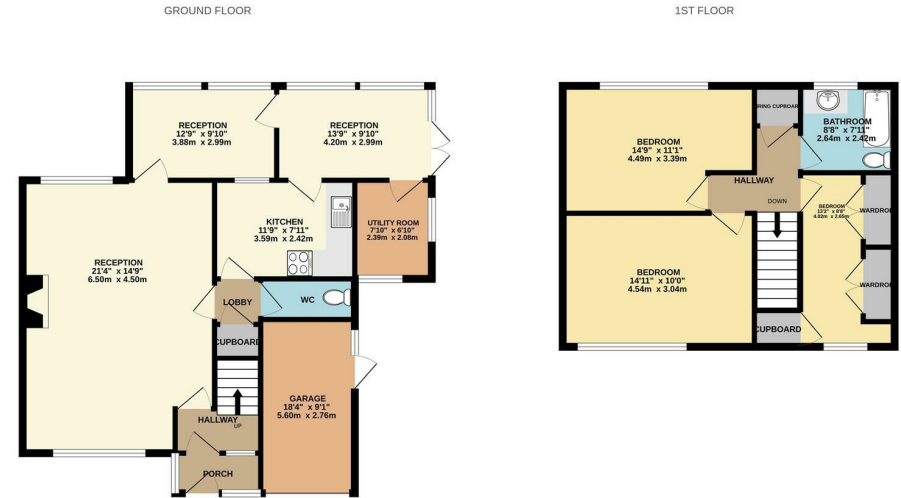


High Oaks Enfield EN2 8JJ

Tenure: Freehold
Gross Internal Area: sq ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(9-14) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.
Made with Metapix 6/2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS