



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 measuring 100ft x 52 approx. 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 Town's shops, restaurants, bus routes and Enfield Chase and Gordon Hill mainline stations 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



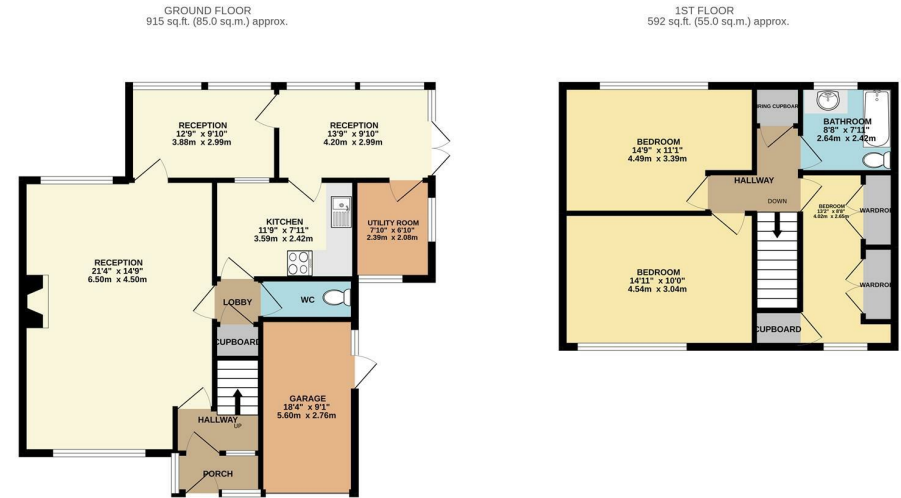


# High Oaks Enfield EN2 8JJ

Tenure: Freehold  
Gross Internal Area: 1507.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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