



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

£650,000



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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. Offered CHAIN FREE



Hallway
Wood flooring, radiator, under stairs storage cupboard, stairs leading to first floor landing, doors leading to W.C, study room, utility room and kitchen/diner.

Study 10' x 8'9" (3.05m x 2.67m)
Wood flooring, radiator and spotlights.

Utility Room 8'9" x 6'3" (2.67m x 1.93m)
wood flooring, radiator, space for washing machine and tumble dryer.

W.C
Low flush W.C, sink, wooden flooring and spotlights.

Kitchen/Diner 27'11" x 14'11" (8.53m x 4.57m)
Double glazed window to rear aspect, double glazed patio doors leading to rear garden, eye and base level units with granite worktop surfaces, inset stainless steel sink with mixer tap, island with granite worktop surfaces, breakfast bar electric hob, extractor hood and oven. Plumbing for dishwasher, wood flooring, two radiators, skylight and spotlights.

First Floor Landing
Radiator, stairs leading to second floor landing, doors leading to lounge and bedroom one.

Lounge 14'11" x 14'9" (4.57m x 4.50m)
Two double glazed windows to rear aspect, radiator and spotlights.

Bedroom One 14'11" x 11'3" (4.57m x 3.45m)
Double glazed window to front aspect, double glazed patio doors leading to balcony, built in wardrobes, radiator and door leading to ensuite.

Balcony

Ensuite
Shower cubicle, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled walls and floor.

Second Floor Landing
Loft access, airing cupboard and doors leading to bedroom two, bedroom three, bedroom four and bathroom.

Bedroom Two 14'11" x 11'1" (4.57m x 3.40m)
Two double glazed windows to front aspect, radiator and built in wardrobe.

Bedroom Three 11'8" x 7'3" (3.56m x 2.21m)
Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Four 11'3" x 6'11" (3.45m x 2.13m)
Double glazed window to rear aspect and radiator.

Bathroom
Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C, heated towel rail, tiled floor and walls.

Exterior - Front
Off street parking for two vehicles.

Exterior - Rear
South easterly facing, part patio paved, lawn area with flower and shrub borders.

Lanes Estate Agents Enfield Reference
ET5109/AX/AX/AX/071123







Energy Efficiency Rating		Class	Band
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Band
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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