

# 4 Highridge Place, ENFIELD, EN2 8LE

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**

leading to first floor landing, doors leading to W.C. study room, utility room and kitchen/diner.

### Study

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 drver.

### W.C

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

#### Kitchen/Diner

27'11" x 14'11" (8.53m x 4.57m ) Exterior - Rear

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)

Wood flooring, radiator, under stairs storage cupboard, stairs Double glazed window to rear aspect, radiator and built in wardrobe.

#### **Bedroom Four**

11'3" x 6'11" (3.45m x 2.13m)

10' x 8'9 (3.05m x 2.67m) 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.

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

### **Lanes Estate Agents Enfield Reference**

ET5109/AX/AX/AX/071123

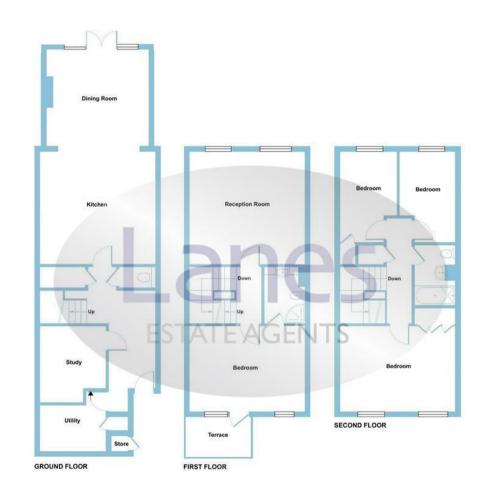












#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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.

