



Clay Hill, Enfield, EN2 9AL

Offers Over £850,000

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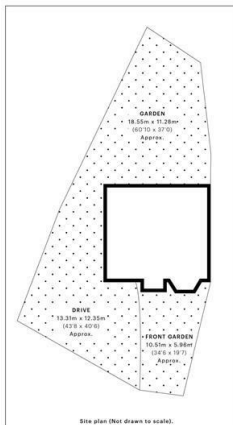
Situated in a peaceful location within a short walking distance to Hilly Field Park and Whitewebbs Park with its beautiful surroundings and within close proximity to GORDON HILL rail station. Cole Harding is delighted to offer this Semi-Detached Four Bedroom spacious family home. Benefits include; a Garage, Off-Street Parking, a downstairs SHOWER/UTILITY ROOM, a Spacious kitchen well designed by Cheif (one of the Owners), and TWO LARGE RECEPTION ROOMS and a south-facing garden, with possibilities of further development ie Loft room with.

The property is being offered on a chain free basis and is close to Forty Hall, Enfield Town, and catchments for Enfield County & Enfield Grammar Secondary schools.

- Four bedroom House
- Semi-Detached
- Garage
- Off street parking
- Two reception rooms
- Two Bathrooms
- South Facing garden

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
147.23 sqm / 1584.77 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, landings, etc.
120.47 sqm / 1295.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

AREA MEASUREMENT: 147.23 sqm / 1584.77 sqft
AREA MEASUREMENT: 120.47 sqm / 1295.73 sqft

WHS: 920995107576504545267

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

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