



The Ridgeway

Enfield, EN2



The Ridgeway

Interior Overview

Ground Floor

- Grand Entrance Hall: Upon entry, you're greeted by a striking double-height galleried reception hallway featuring natural stone flooring and a staircase with glass balustrades, setting an elegant tone for the rest of the home.

Left Wing

- Open-Plan Super Room: This expansive space includes a contemporary bespoke kitchen outfitted with a range of Siemens integrated appliances - two ovens, a steam oven, a microwave, a double fridge freezer, a dishwasher, and a Quooker tap. A living area at the rear of the kitchen offers direct garden access, while a large dining area connects to both a utility room and a secondary prep kitchen.
- TV/Cinema Room: Versatile in use, adjacent to this room is a fully operational bathroom, making it suitable as an additional guest suite.
- Formal Entertaining Spaces: The heart of the home includes a formal living room with a bespoke bar and adjoins the formal dining room, with both spaces offering views of the rear garden and beyond.

Right Wing

- Guest Bedroom: Accompanied by a separate shower room.
- Additional Amenities: A guest WC, a gym, a large study with terrace access, and a double garage accessible from the hallway.

First Floor

- Primary Suite: This elegant suite features two dressing areas with custom-fitted wardrobes, a luxurious five-piece ensuite bathroom, and a separate WC. The bedroom opens onto a roof terrace, offering some of the area's most stunning views.
- Second Suite: Positioned on the opposite side of the landing, this suite includes fitted wardrobes and an ensuite shower room.
- Further Bedrooms: Two additional double bedrooms are accessible via a secondary staircase from the ground floor, each with its own ensuite bathroom.

Exterior Features

- Rear Garden: Impeccably maintained, the garden features a large lawn, mature planted borders, and a sprawling terrace, perfect for large family gatherings. The garden's southwest aspect makes it an ideal suntrap.
- Front Driveway: The block-paved driveway, bordered by mature plants and shrubs, leads to the double garage and provides ample parking for multiple vehicles.



Location and Amenities

- **Transport Links:** Conveniently located for central London, the property is equidistant between junctions 24 and 25 of the M25 and close to the A1(M) at South Mimms. Heathrow, Luton, and Stansted Airports are all within approximately 30 miles. Enfield Chase train station, offers services to Moorgate, King's Cross, Letchworth, and Stevenage.
- **Leisure and Recreation:** The area boasts numerous outdoor sporting amenities, including golf clubs (Crews Hill, Whitewebbs, Hadley Wood, Trent Park, Bush Hill), cricket clubs (Botany Bay), and tennis clubs (Cuffley, Enfield, Hadley Wood). Enfield Town Centre offers additional family-friendly leisure facilities and shopping options.
- **Educational Facilities:** The property is well-positioned near several reputable schools, including Enfield Grammar, Highlands, St. Ignatius College, Enfield County, and independent schools such as St John's Prep and Senior School, Lochinver House, Queenswood in Potters Bar, and St. Martha's in Hadley Wood.

This villa represents a perfect blend of luxury, comfort, and convenience, ideal for those looking for a sophisticated family home with easy access to both the tranquility of green spaces and the vibrancy of central London.











































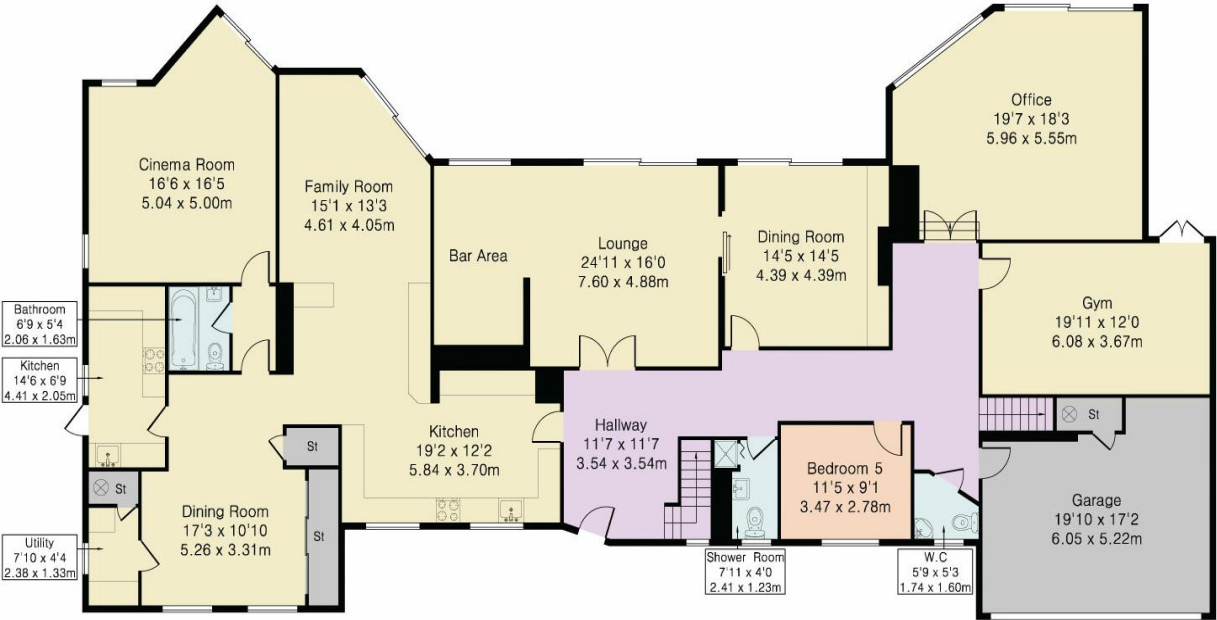




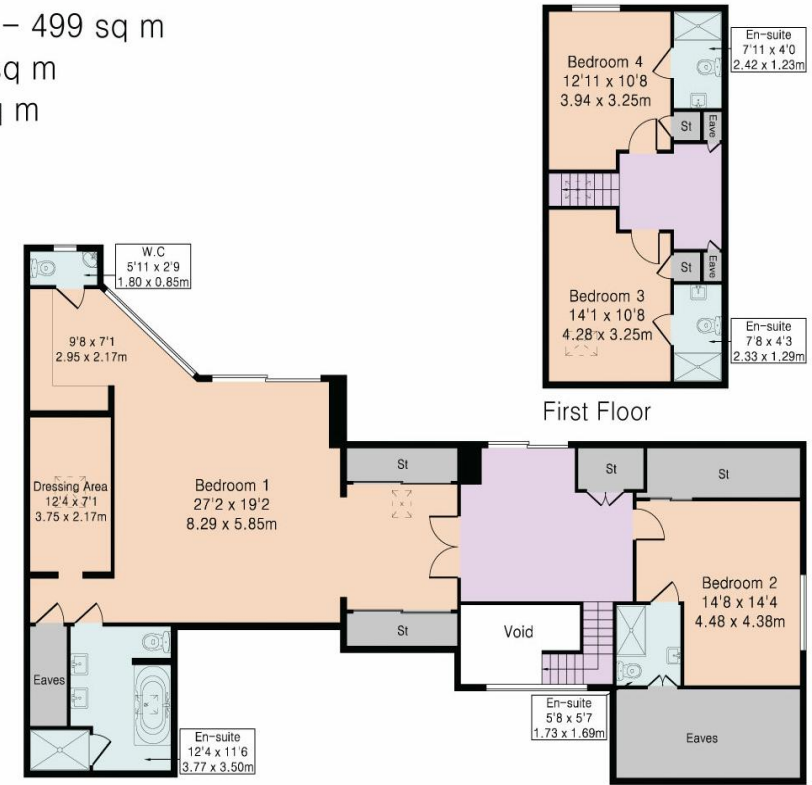


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Approximate Gross Internal Area 5367 sq ft – 499 sq m
 Ground Floor Area 3538 sq ft – 329 sq m
 First Floor Area 1829 sq ft – 170 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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