




# The Ridgeway

Botany Bay



## 267 The Ridgeway, Botany Bay, Enfield EN2 8AL

This 4 bedroom semi-detached family home positioned in a quiet cul de sac in a semi-rural location within the M25.

The property has been elegantly refurbished and extended under the current vendors ownership. As you enter the property the hallway leads you to a dual aspect living room. There is also a large open plan kitchen diner family room which has been designed for modern day family living and has a bespoke contemporary kitchen with an island and granite work top and a range of integrated appliances. To complete the ground floor there is a guest WC.

To the first floor there are four bedrooms and a beautifully appointed family bathroom with luxurious finishings. The principal suite has been well designed and has a feature vaulted ceiling and an ensuite shower room. Bi-folding doors lead you to the rear garden which has a large patio and is mainly laid to lawn. there is also a garage.

To the front of the property is parking for a number of vehicles and access to the garage is via the side of the property.

The property is conveniently located for central London and transport links; it is equidistant between junctions 24 and 25 of the M25 and within easy reach of the A1 (M) at South Mimms. Heathrow, Luton and Stansted Airports are all within around 30 miles distant. Crews Hill train station is approx. 1.4 miles away and provides a mainline service to Moorgate and Kings Cross in the City or Letchworth and Stevenage heading north.

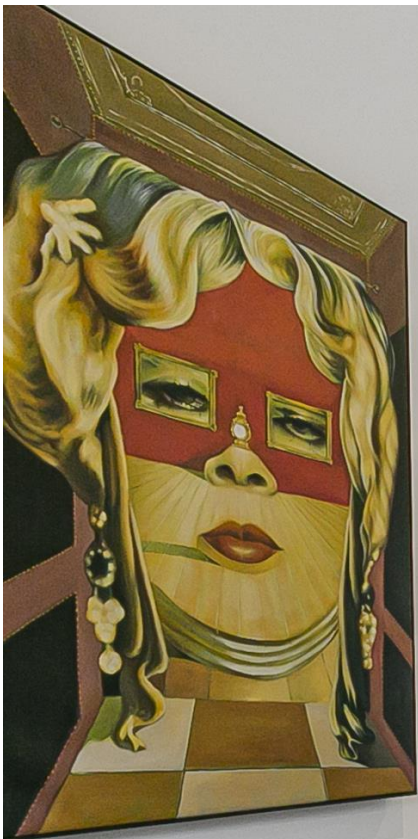
There is a wealth of outdoor sporting amenities in the area with golf at Crews Hill, Whitewebbs, Hadley Wood, Trent Park and Bush Hill, a cricket club located within Botany Bay, tennis clubs at Cuffley, Enfield and Hadley Wood and further family-friendly leisure facilities and shopping within Enfield town centre. Schooling facilities are also well catered for including Enfield Grammar, Highlands, St. Ignatius College and Enfield County in Enfield within easy reach. St John's Prep and Senior School, Lochinver House and Queenswood in Potters Bar and St. Martha's in Hadley Wood offer independent schooling needs.

Local authority: Enfield Council

Council tax band: E

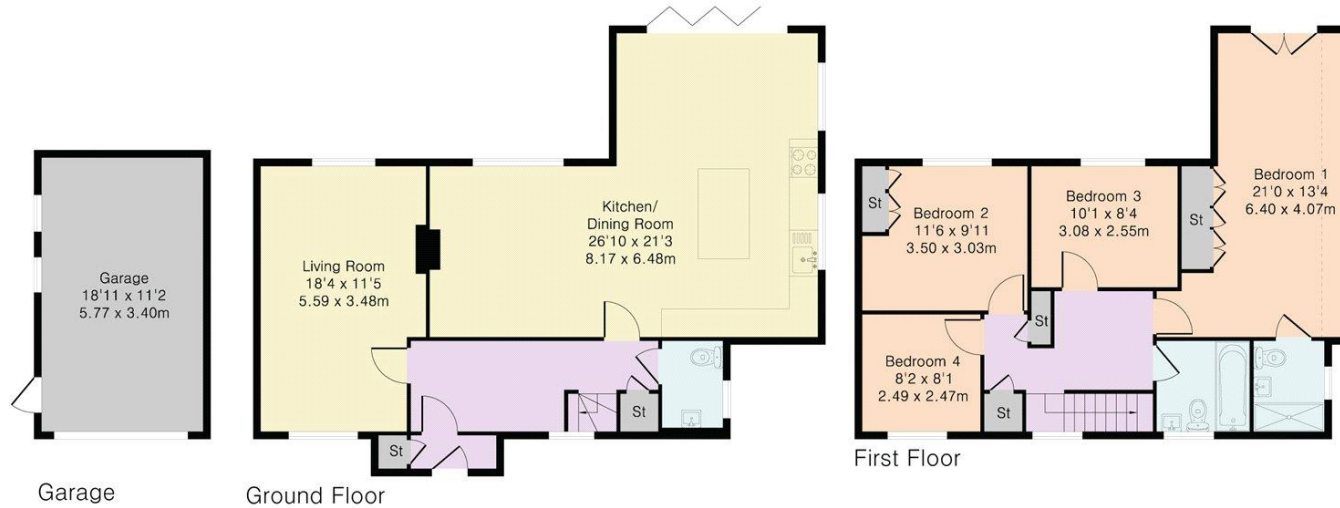








Approximate Gross Internal Area 1713 sq ft – 159 sq m  
 Ground Floor Area 812 sq ft – 75 sq m  
 First Floor Area 690 sq ft – 64 sq m  
 Garage Area 211 sq ft – 20 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

# STATONS

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