



Clay Hill
Enfield EN2

Clay Hill, Enfield EN2

Stunning 5 Bedroom, 4 Bathroom, Detached Chalet Bungalow With Over 3,100+ Sq Ft Of Internal Living Space. Situated in the Clay Hill EN2 Conservation Area.

This beautifully refurbished five bedroom, four bathroom detached chalet-style extended bungalow offers over 3,100 sq ft of versatile living space, finished to an exceptional standard throughout.

The property boasts three reception rooms, a large garage, a home office, a carriage driveway, and a versatile garden media room: perfect for modern family living.

Ground Floor - Set back on Clay Hill, the home welcomes you with a carriage driveway. Inside, a spacious hallway with modern tiled flooring and inbuilt storage sets the tone.

To the front, a large bay-fronted double bedroom offers plenty of natural light, while a second downstairs room (currently used as a home gym) has direct access to the garage. The garage is a bright space thanks to recently installed skylights and ideal for storage.

These rooms are served by a stylish downstairs family bathroom and a separate guest cloakroom. A second reception large hallway leads into the impressive open plan kitchen/dining room, featuring a Corian central island with seating.

The kitchen features a copper splashback, dual ovens, drinks cooler and other integrated appliances. The extended kitchen is flooded with light from large roof lanterns and bi-folding doors and seamlessly connects to the well maintained large rear garden. The kitchen and lounge have solid oak flooring and are separated by a pocket sliding door. The large lounge has a feature fireplace and designer picture window seat overlooking the garden.

A third reception room, previously used as a bedroom, adjoins a home office and separate practical room for coats and storage. Altogether, the ground floor provides an expansive 2,342 sq ft of living space.

First Floor - Upstairs, you'll find three further double bedrooms, each with its own en-suite. One of the rooms also benefits from a walk-in wardrobe.

Garden & Annexe - The south-west facing garden, extending almost 150 ft, is a great feature. Beautifully maintained, and private, it includes an impressive garden room which contains a golf simulator and projector. There is also a bespoke decking area with lighting and a large patio area perfect for alfresco dining and entertaining.











Great Cambridge Road
Bullsmoor Lane Waltham Cross 317



























Location

Perfectly positioned within the Clay Hill Conservation Area, the property is just a short stroll from the grounds of Forty Hall and Hilly Fields Park. Enfield Town's wide range of shops, restaurants, schools, and transport links; including Enfield Town and Gordon Hill stations both being close by.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Enfield
Council Tax Band: G
FREEHOLD



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.

**Approximate Gross Internal Area 3115 sq ft - 290 sq m
(Including Garage)
(Excluding Outbuilding)**

Ground Floor Area 2342 sq ft – 218 sq m
First Floor Area 773 sq ft – 72 sq m
Outbuilding Area 203 sq ft – 19 sq m



