



Clay Hill
Enfield, EN2



Clay Hill

This spacious, double-fronted, detached four-bedroom family home has been skilfully extended to provide versatile and well-balanced living accommodation, set within a generous plot of approximately 0.20 acres. The property also offers further potential for extension, subject to the usual planning permissions.

Upon entering, a welcoming reception hallway leads through to a bright and expansive lounge/dining room, with an additional adjoining room currently used as a TV room, which could equally serve as a study or home office. A further separate living room is also accessed from the hallway, offering flexible family space.

The modern fitted kitchen features a range of integrated appliances and flows seamlessly into a utility area, along with a convenient guest WC.

To the first floor, there are four well-proportioned bedrooms and an additional office. The principal bedroom suite enjoys pleasant views over the rear garden. A family bathroom and separate WC complete the accommodation on this level.

The rear garden benefits from a desirable southerly aspect and is mainly laid to lawn, complemented by mature borders providing privacy and greenery.

To the front, a carriage driveway offers ample off-street parking for multiple vehicles.

Location: Ideally situated within the sought-after Clay Hill Conservation Area, the property is within easy walking distance of Forty Hall and its beautiful parkland, as well as Hilly Fields Park. Enfield Town, with its wide selection of shops, restaurants, schools, and mainline station, is also nearby, along with Gordon Hill rail station.





















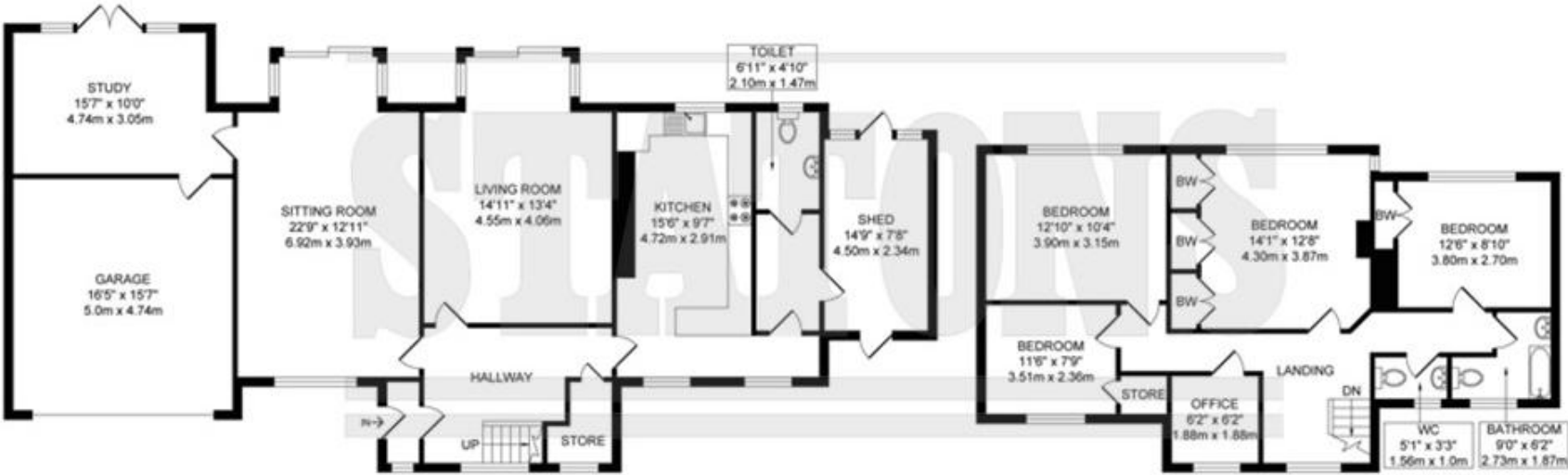




Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

GROUND FLOOR
 1443.01 sq.ft. (134.06 sq.m.) approx.

FIRST FLOOR
 746.90 sq.ft. (69.39 sq.m.) approx.



TOTAL FLOOR AREA : 2189.91 sq.ft. (203.45 sq.m.) approx.(Including Garage)
 GARAGE AREA : 255.10 sq.ft. (23.70 sq.m.) approx.

