



Clay Hill
Enfield, EN2



Clay Hill

A stunning four-bedroom detached family home that has been completely modernised and finished to an exceptional standard throughout.

Upon entering the property, you are welcomed by a beautiful, bright entrance hallway featuring contemporary wall panelling, setting the tone for the stylish accommodation beyond.

At the heart of the home is an impressive open-plan living space incorporating the lounge, dining area and a beautifully appointed kitchen. The newly fitted bespoke kitchen boasts a large central island with breakfast seating, an excellent range of integrated appliances, and bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Just off the kitchen is a practical utility room and a separate pantry, providing excellent additional storage. There is also a separate reception room, ideal as a formal lounge or family room. Completing the ground floor is a dedicated home office, a built-in cloakroom and a convenient downstairs W/C.

The first floor features an impressive principal bedroom suite with a bespoke dressing area fitted with built-in wardrobes and a luxurious contemporary en-suite shower room. The second bedroom also benefits from fitted wardrobes and its own stylish en-suite shower room. There are two further generously proportioned bedrooms, both with bespoke built-in wardrobes, while a beautifully finished family bathroom, complete with both a bath and separate shower, serves the remaining bedrooms.

The rear of the property features an impressive, private south-facing rear garden. A generous patio provides an ideal space for al fresco dining and entertaining, while the expansive lawn is bordered by mature planting, creating a tranquil and secluded setting to enjoy throughout the day.

To the front, the property is set well back from the road and benefits from an impressive carriage driveway, providing ample off-street parking for several vehicles, along with access to the integral garage.

Location: Ideally situated within the sought-after Clay Hill, 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.



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Council Tax: G
Local Authority: Enfield
Tenure: Freehold



Approximate Gross Internal Area 2400 sq ft - 223 sq m
(Excluding Garage)

Ground Floor Area 1314 sq ft – 122 sq m
First Floor Area 1086 sq ft – 101 sq m
Garage Area 196 sq ft – 18 sq m

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

69 C 82 B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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