

Sika Gardens Barnet

Sika Gardens, Enfield, EN2 8GP

This wonderful home combines modern, contemporary interior design with spectacular exterior rear views over open countryside with far reaching views towards the London skyline.

Constructed in 2023 and offering approximately 1,003 sq ft of beautifully appointed accommodation, this outstanding semi-detached home is presented in excellent decorative order throughout. Finished to a superb contemporary standard, the property provides bright, versatile living space ideal for modern family life, all set within a desirable residential location in Enfield.

The accommodation begins with a welcoming entrance leading into a spacious and light-filled living room, creating the perfect setting for both relaxing and entertaining. To the rear of the property, the stylish fitted kitchen enjoys an attractive outlook over the garden and provides ample space for dining, with direct access to the outside. A convenient ground floor cloakroom/WC and useful under-stairs storage complete the ground floor accommodation.

The first floor offers three well-proportioned bedrooms. The generous principal bedroom benefits from its own contemporary en-suite shower room and built-in storage, while the remaining two bedrooms are served by a beautifully finished family bathroom.

Outside, the rear garden is a particular highlight, offering a wonderful space for outdoor dining and entertaining while enjoying truly breathtaking open views beyond. The garden also benefits from a useful storage shed. To the front, the property enjoys the convenience of residential parking.

Situated in a sought-after part of Enfield, the property is well positioned for local amenities, excellent schools, green open spaces and transport connections, making it an ideal purchase for families, professionals and those seeking a nearly new home with nothing to do but move in.





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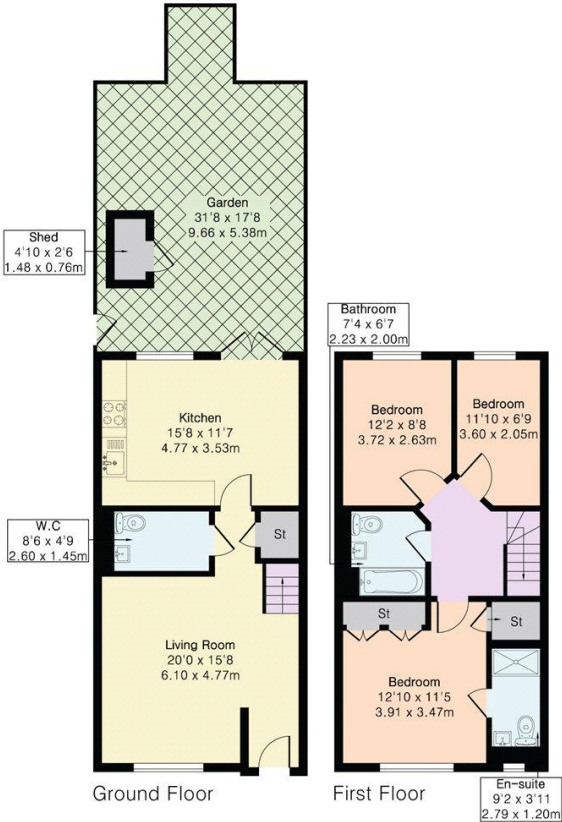


Approximate Gross Internal Area 1003 sq ft - 94 sq m
(Excluding Outbuilding)

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 501 sq ft – 47 sq m

Outbuilding Area 12 sq ft – 1 sq m



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.



Local Authority: Enfield
Council Tax band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A	105 A	107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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