

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

HEDGE HILL, ENFIELD, EN2



A newly refurbished three-bedroom end of terrace house located upon this quiet residential street off of Holtwhites Hill and therefore well located for local amenities. The accommodation extends to 950 sq ft and comprises entrance hall with doors leading to: reception room to front aspect, large kitchen/diner with integrated store cupboards and doors to rear garden, and a guest WC. The first-floor landing houses an in built storage cupboard and doors to: principal bedroom to front aspect, further double bedroom to rear aspect, a third bedroom/study and fully tiled family bathroom suite. To the rear the property benefits from an attractive patio garden laid to lawn with shrub borders and there are two brick-built outhouses which could be put to a variety of uses. The property has been redecorated and newly carpeted and benefits from UPVC double glazing throughout and wood flooring to the reception. There is also the option to extend the property to the rear or loft space subject to obtaining necessary consents.

Hedge Hill sits between both Holtwhites Hill and Gordon Hill and as such is well located for access to the amenities of both Lancaster Road and Chase Side to include artisan bakeries, local supermarkets and several well-regarded restaurants. The location is within the catchment area of several schools, to include Wren Academy, and Gordon Hill Overground Station is within comfortable walking distance providing commuter access to London's Moorgate Station.

£499,950 (STC)

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PRS Property
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Scheme





Council Tax D £1,952.00 (Enfield)



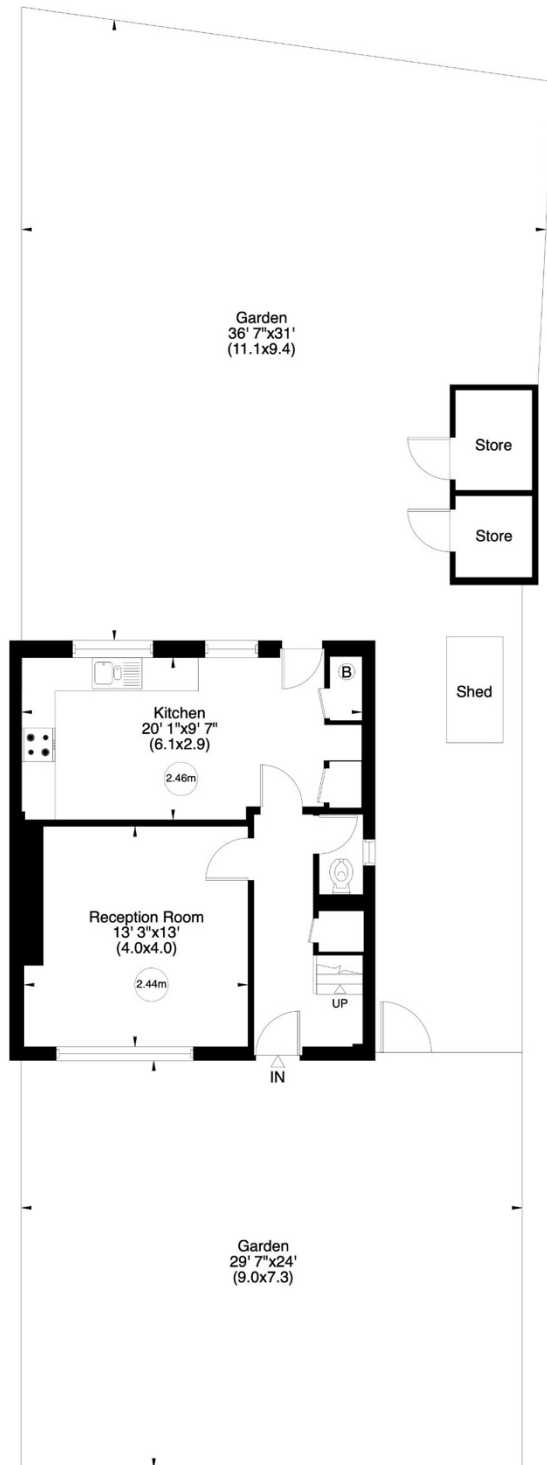




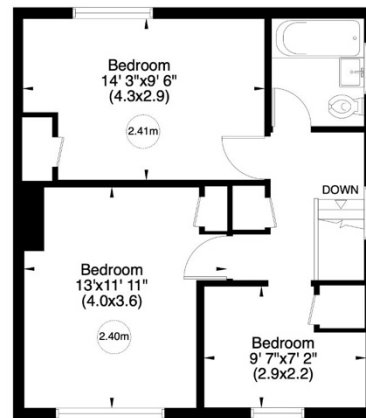


Hedge Hill, Enfield, EN2
 Gross internal area (approx.)
 91 Sq m (977 Sq ft) Including Storages
 86 Sq m (926 Sq ft) Excluding Storages
 For identification only, Not to Scale

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Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.