



The Ridgeway  
Enfield, EN2 8AP

# The Ridgeway

This luxurious detached villa spans over 5,300 square feet and is situated on a plot of just under half an acre (0.43 acres), offering some of the most stunning views over the green belt and the London skyline. Designed with family living and entertaining in mind, the property also provides ample flexibility for extended family or guest accommodation.

Upon entering the property, you are greeted by a grand double-height galleried reception hallway featuring natural stone floor tiles and a staircase with glass balustrades. The left wing of the house leads to an expansive open plan "super room," which includes a bespoke contemporary kitchen equipped with a range of Siemens integrated appliances, including two ovens, a steam oven, a combination oven/microwave, a double fridge-freezer, a dishwasher, and a Quooker tap. Adjacent to the kitchen is a living area with direct access to the garden. A spacious dining area is also located nearby, with access to a utility room and a secondary prep kitchen. This part of the house is completed by a large TV/cinema room, which could serve as a guest suite due to its fully functional attached bathroom.

For more formal entertaining, the heart of the home features a formal living room with a bespoke bar and pocket doors leading to the formal dining room. All these spaces overlook the rear garden and provide extended views over the green belt.

At the far end of the house, there is an additional guest bedroom with a separate shower room, a guest WC, a gym, and a large office with doors leading out to the terrace and garden. An integral door from the hallway provides access to the double garage.

The main staircase leads to a large landing/seating area, which provides access to one of the most elegant boutique primary suites. This suite includes two dressing areas with appropriately appointed fitted wardrobes and a designated space for getting ready for the day or a special evening out. The suite is completed by a luxurious five-piece ensuite with designer sanitaryware and a separate WC. Double doors lead from the bedroom to a roof terrace, offering some of the best views in the area.

The second suite, located on the other side of the landing, features its own fitted wardrobes and an ensuite shower room. Two additional double bedrooms are accessed via a further staircase from the downstairs hallway, both with the added benefit of ensuite bathrooms.

The rear garden is meticulously maintained with a large lawn and mature planted borders, making it an ideal space for large family gatherings with its sprawling terrace across the rear of the home. The south-west aspect and stunning views also make it the perfect suntrap.

The front driveway is block paved and bordered by mature plants and shrubs, leading to the double garage with ample parking for multiple vehicles.

The property is conveniently located for central London and transport links. It is equidistant between junctions 24 and 25 of the M25 and within easy reach of the A1(M) at South Mimms. Heathrow, Luton, and Stansted airports are all within approximately 30 miles. Crews Hill train station is about 1.4 miles away, offering a mainline service to Moorgate and King's Cross in the City or to Letchworth and Stevenage heading north.

The area offers a wealth of outdoor sporting amenities, including golf at Crews Hill, Whitewebbs, Hadley Wood, Trent Park, and Bush Hill. There is a cricket club located in Botany Bay, tennis clubs at Cuffley, Enfield, and Hadley Wood, and additional family-friendly leisure facilities and shopping in Enfield Town Centre.

Schooling options are well-catered for, including Enfield Grammar, Highlands, St. Ignatius College, and Enfield County. Independent schooling options are available at St. John's Prep and Senior School, Lochinver House, Queenswood in Potters Bar, and St. Martha's in Hadley Wood.





























































































































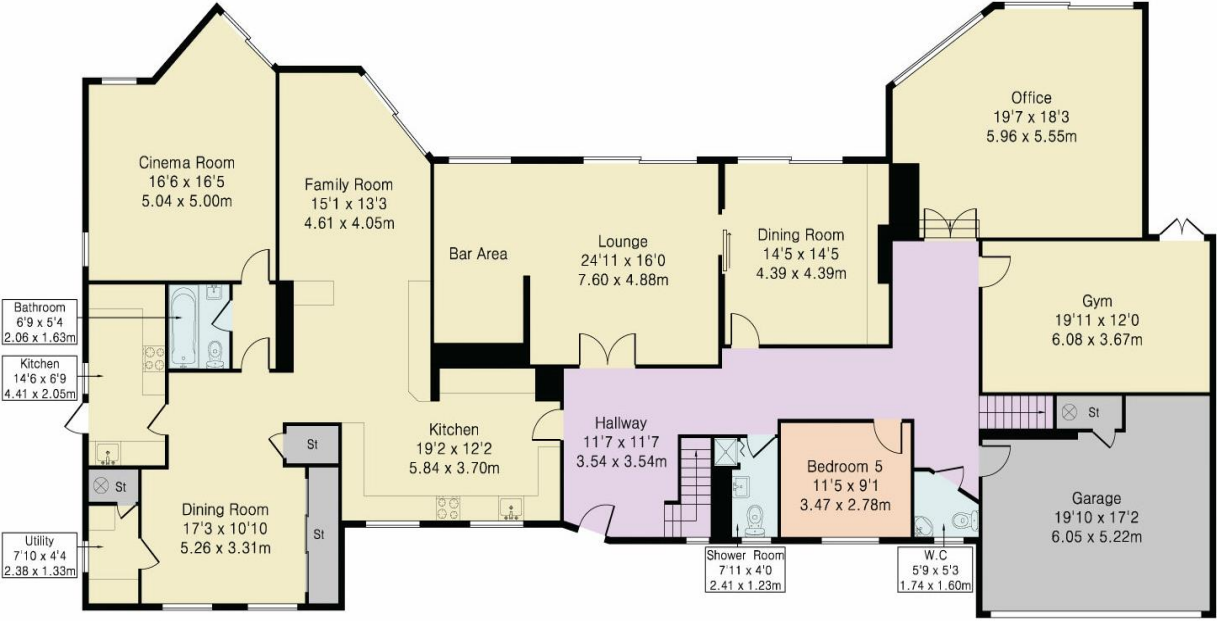




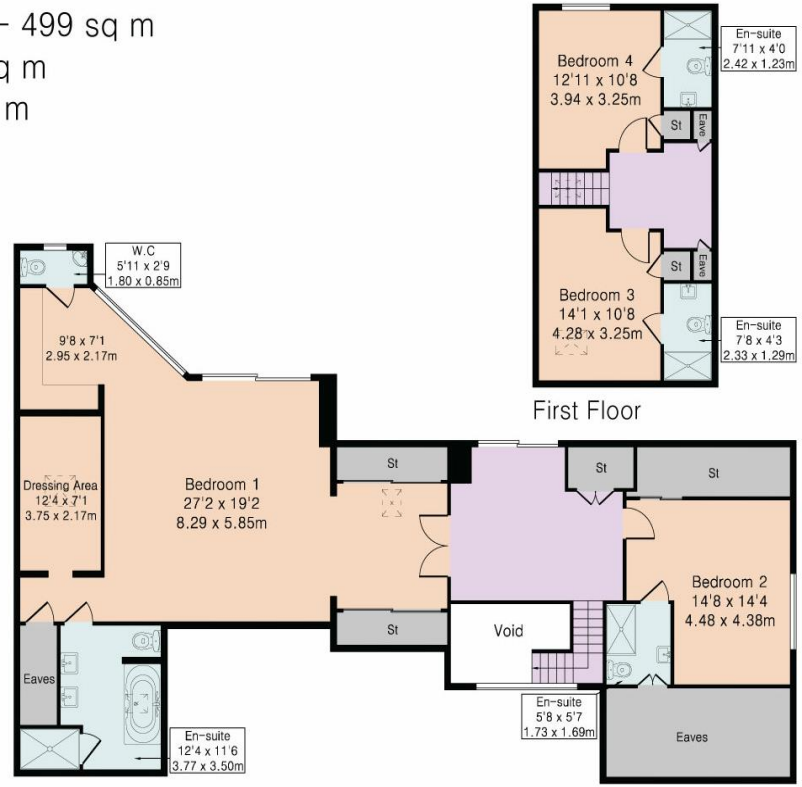


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 5367 sq ft – 499 sq m  
 Ground Floor Area 3538 sq ft – 329 sq m  
 First Floor Area 1829 sq ft – 170 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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