



Farmlands, Enfield, EN2 8JE



# Farmlands

Nestled in a quiet cul-de-sac, this beautifully presented five bedroom detached home offers flexible and versatile living space.

Upon entering the property, you are welcomed into a spacious, bright hallway that leads to the heart of the home. The kitchen/lounge area boasts stunning views of the mature garden and is equipped with a range of integrated appliances.

The second reception room, which is dual aspect provides a formal dining space as well as a cosy living area which is centered around a gas fireplace.

There is an additional reception room on this floor, complete with an ensuite shower, offering the flexibility to be used as a bedroom, a guest suite or home office. There is also a convenient downstairs cloakroom which completes the ground floor layout.

To the first floor there are 5 double bedrooms, each with fitted wardrobe space providing ample storage for the entire family. The floor is served by a modern shower room equipped with high-quality Hansgrohe taps and another large family bathroom that is beautifully tiled and includes both a bath and a shower, catering to all preferences. To complete this floor, there is a practical laundry/utility room.

The top floor consists of a spacious games room that can also serve as an additional bedroom. Adjacent to the games room is an office space perfect for working from home or studying in a quiet environment. To complete there is also a W/C.

To the rear of the property, there is a spacious patio area with artificial grass that provides a lovely space for outdoor dining and is equipped with an electric awning for added comfort.

The rest of the garden is mainly laid to lawn, featuring planted shrub borders. At the bottom of the garden, you will find a large shed/workshop plus 2 garden equipment storage areas either side providing ample space for all your storage needs.

The front of the property is surrounded by trees and shrubs, creating a private and serene atmosphere. It features a carport offering convenient off-street parking for multiple vehicles.

Location: Situated in a cul-de sac just of The Enfield Ridgeway, These elegant homes are within walking distance to the town centre or Enfield Chase over-ground station (only 25 minutes to Moorgate), Oakwood Underground station ( Piccadilly Line) is also close by, Boutiques, bars, cafes and restaurants mix with high street brands, local shops and markets, creating a wonderful community atmosphere. Leisure facilities including a David Lloyds and Nuffield Health and Fitness are within a short distance, whilst green open spaces, canals and parks are a plenty, not to mention many golf courses within the locality.













































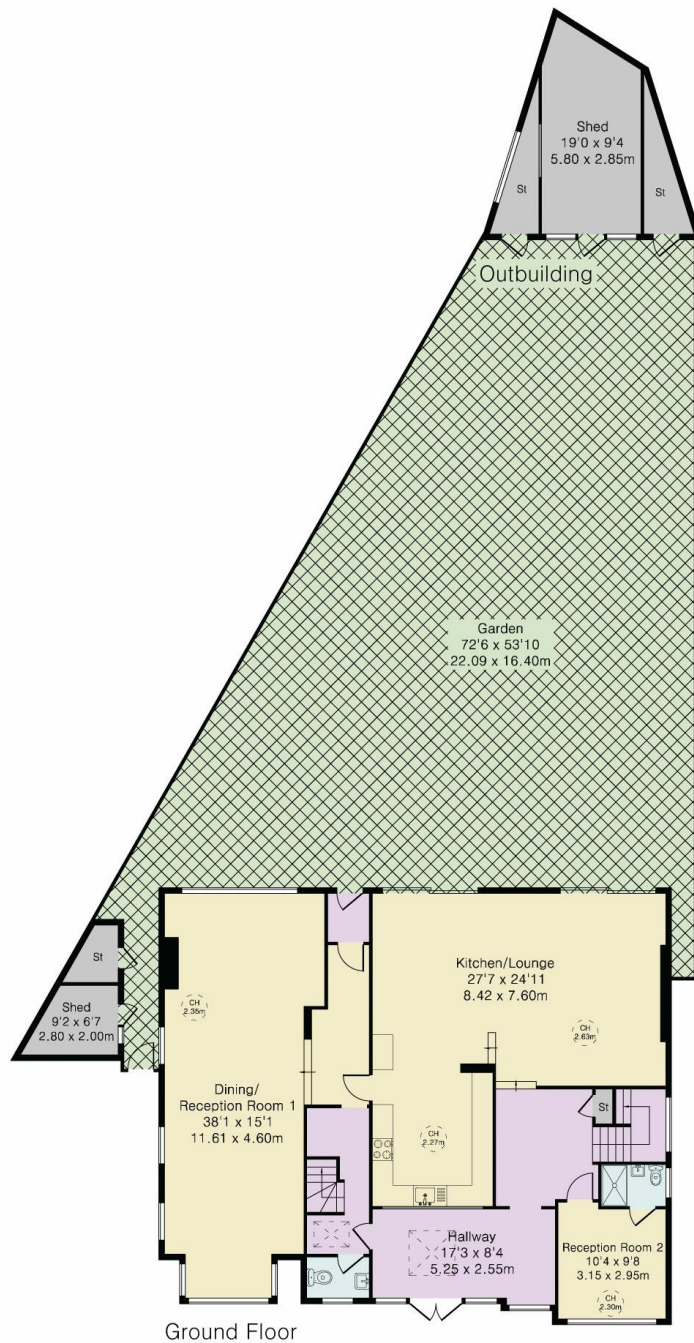






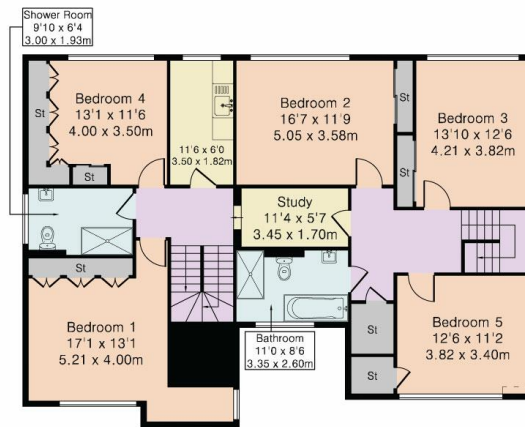




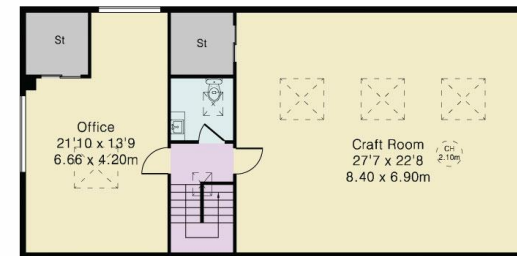


Ground Floor

Approximate Gross Internal Area 4622 sq ft – 429 sq m  
 Ground Floor Area 1798 sq ft – 167 sq m  
 First Floor Area 1435 sq ft – 133 sq m  
 Second Floor Area 1072 sq ft – 100 sq m  
 Outbuilding Area 317 sq ft – 29 sq m



First Floor



Second Floor



# STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G  
Local Authority - Enfield

**STATONS**  
**HADLEY WOOD**

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ

0208 440 9797  
[Hadley.office@statons.com](mailto:Hadley.office@statons.com)

