



Rossendale Close, Enfield, EN2 9JQ

Rossendale Close

Kingfisher House is a luxurious 6-bedroom detached residence set within an exclusive gated development of 12 homes, situated in a prime location within the estate.

Approach: As you approach the home, a split driveway provides ample parking for multiple vehicles and leads to a detached double garage. The surrounding borders are beautifully landscaped, complemented by well-designed outdoor lighting, enhancing the home's grand entrance.

Ground Floor: Upon entering, you are welcomed by a grand reception hallway that sets the tone for the home's elegance. Off the hallway, you'll find a TV/Cinema Room and a spacious through lounge dining room with interconnecting doors, accessible via two separate doors from the hallway. This lounge features a striking inglenook fireplace and French doors opening to the rear garden. The kitchen/family room is located at the back of the home, offering a modern array of wall and base units, a central island, granite worktops, and integrated appliances. Adjacent to the kitchen is a utility room. A guest WC completes the ground floor.

First Floor: The first floor houses four double bedrooms, one of which is currently being used as a study. The principal suite boasts a large dressing room and a luxurious four-piece ensuite with a separate bath and walk-in shower. Bedroom two also has the convenience of an ensuite shower room. A spacious family bathroom completes the first-floor layout.

Second Floor: On the second floor, there are two more generously sized bedrooms. One of these rooms is ideal for use as a games room, and one features an ensuite bathroom.

Garden: The rear garden has been thoughtfully designed for outdoor entertaining, featuring various garden rooms, including spaces for a hot tub, a bespoke bar and pergola, a Breeze House, and a series of interlinking pathways that lead to a bespoke Garden Lodge, ideal for a home gym. The immaculate landscaping carries through from the front to the rear garden.

Location: This secluded property is located on the edge of Crews Hill, in the greenbelt area of North Enfield, known for its garden centers, nurseries, country pubs, historic houses, and parks. Rossendale Close is conveniently situated within a mile of Crews Hill mainline train station, offering easy access to Kings Cross and Moorgate.

This refined home offers an ideal combination of luxury, privacy, and convenient access to city life.















































Approximate Gross Internal Area 3760 sq ft - 350 sq m

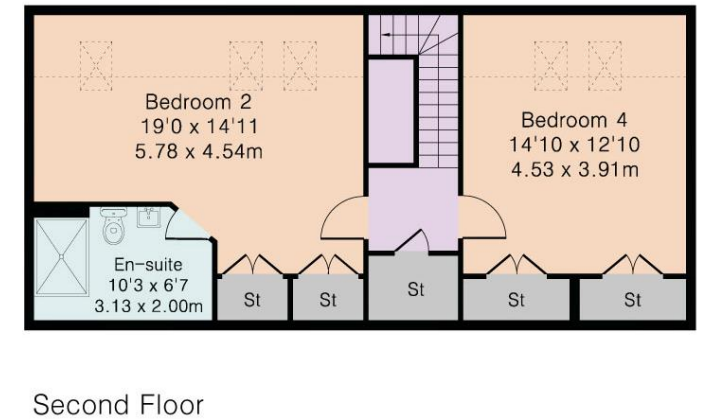
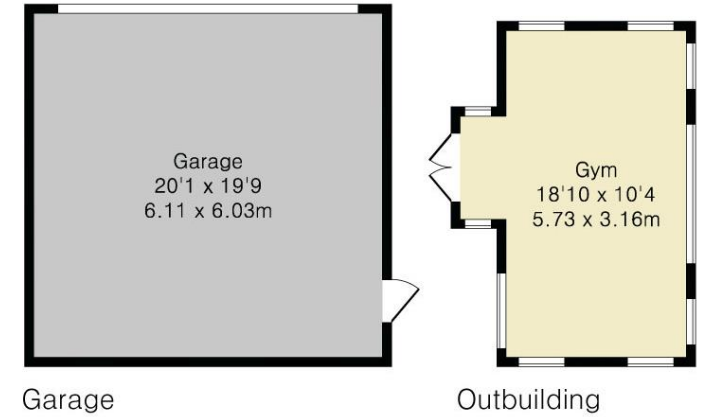
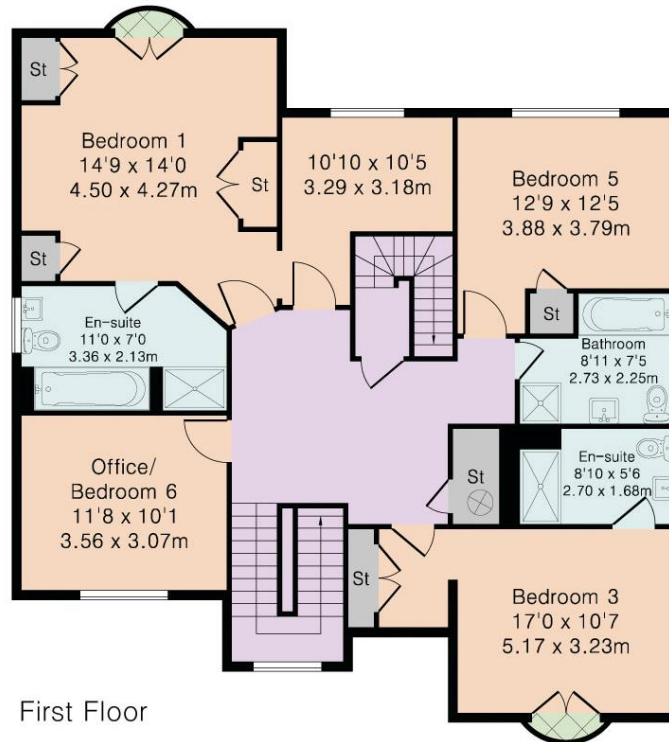
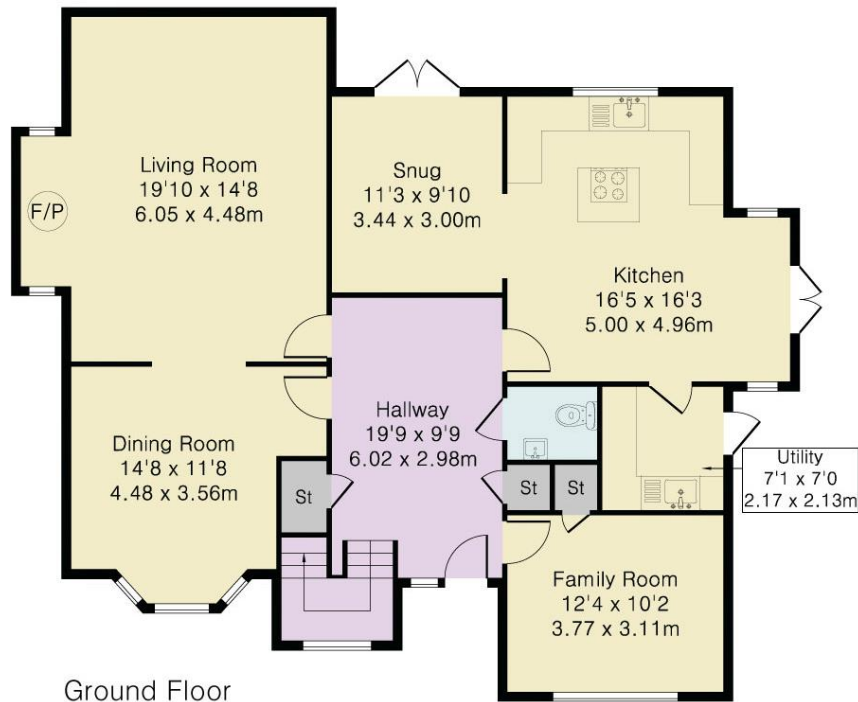
Ground Floor Area 1277 sq ft – 119 sq m

First Floor Area 1216 sq ft – 113 sq m

Second Floor Area 660 sq ft – 61 sq m

Garage Area 397 sq ft – 37 sq m

Outbuilding Area 210 sq ft – 20 sq m



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

Council Tax - H
Local Authority – Enfield

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