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Clay Hill, Enfield, EN2 9JJ |  
£1,500,000 | Freehold

## Clay Hill, Enfield, EN2 9JJ

IN NEED OF MODERNISATION, a spacious THREE BEDROOM, DETACHED 1920's house, with ANNEX, STABLES and almost an acre of land. The main property comprises of a sitting room, a separate large lounge/dining room with fireplace, spacious kitchen, a spacious garden room, also with fireplace. Upstairs comprises of three double bedrooms, spacious landing and a large family six-suite bathroom. Outside features a large gated driveway, that leads to a garage/workshop, which attaches to an annex with shower room and stables. There is ample outside space, suitable for family gatherings and for hosting animals. The property is located in a highly sought after picturesque location in Enfield, and catchment of sought after schools.

### Key features

- Three Double Bedrooms
- Large Plot of Land
- Three Receptions
- Annex
- Detached
- In Need of Modernisation
- Six-Piece Bathroom Suite
- Stables & Garage/Workshop

### Property Information

Tenure  
Freehold

Council Tax  
G

EPC Rating  
D

Local Authority  
Enfield Council



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Opening Times

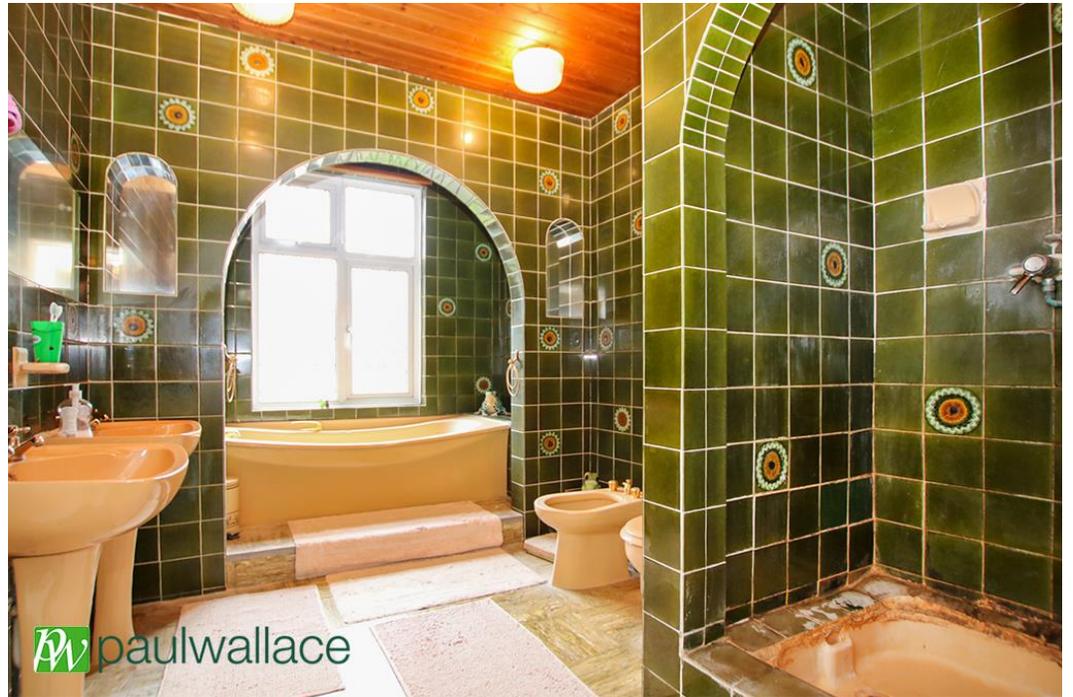
Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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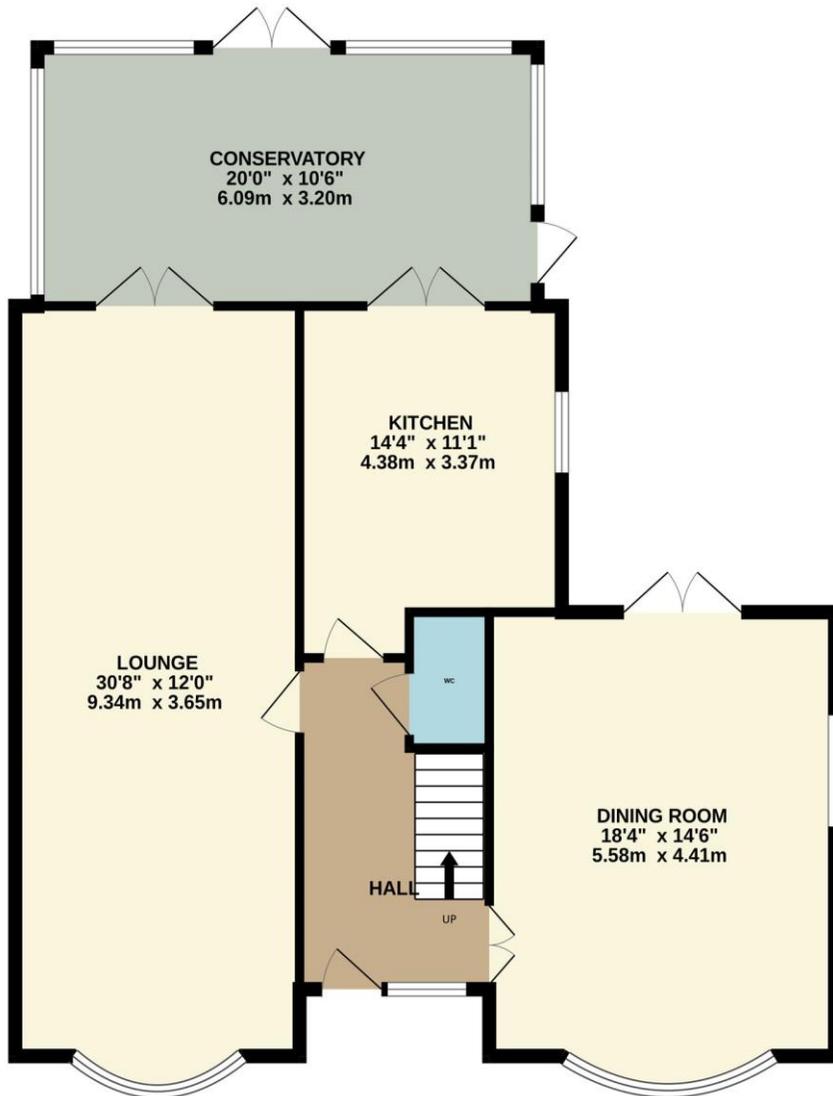
Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.



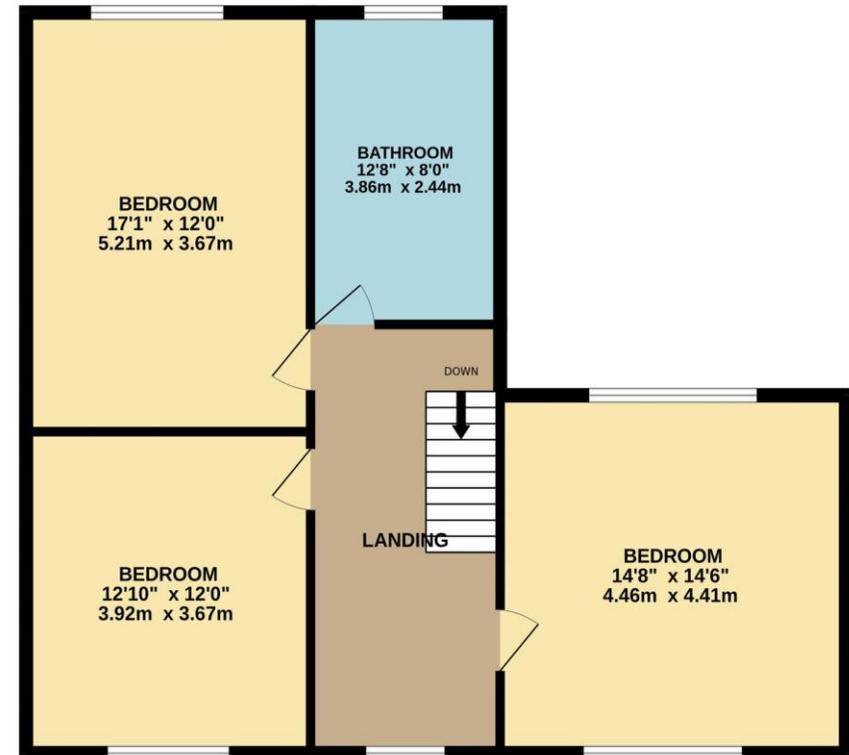




GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.