



—dreampad—

108 Clay Hill

Enfield | Greater London | EN2 9AW



Kitchen



## Enfield, Greater London - Attractive Bay Fronted 1930's Semi Detached Home In A Delightful Semi-Rural Location.

108 Clay Hill, Enfield, Greater London, EN2 9AW

Asking Price: £695,000

This 1930's bay fronted semi offers a favourable position opposite local allotments and provides bright and spacious accommodation to include an entrance hall, kitchen with with agreed planning consent for a 4m deep single storey rear extension, bay fronted sitting room with an elevated aspect over the large front garden, separate dining room, 3 bedrooms to the first floor (2 doubles), the master benefiting from a bay fronted window with a lovely aspect over the allotments and beyond to Forty Hall Estate and Farmland, first floor bathroom, gas central heating with newly installed combination boiler, large gardens to front and side with enclosed garden to the rear laid mostly to lawn with a detached outbuilding (currently used as an office but has many potential uses), side driveway with off street parking.

Clay Hill is a lovely semi-rural neighbourhood to the north of Enfield away from the hustle and bustle yet still within 1.5 miles of Gordon Hill & Enfield Town train stations whilst Lavender & Enfield County Schools & Forty Hall Country Park are all close by.



Living Room



Dining Room



Master Bedroom



Bedrooms & Landing

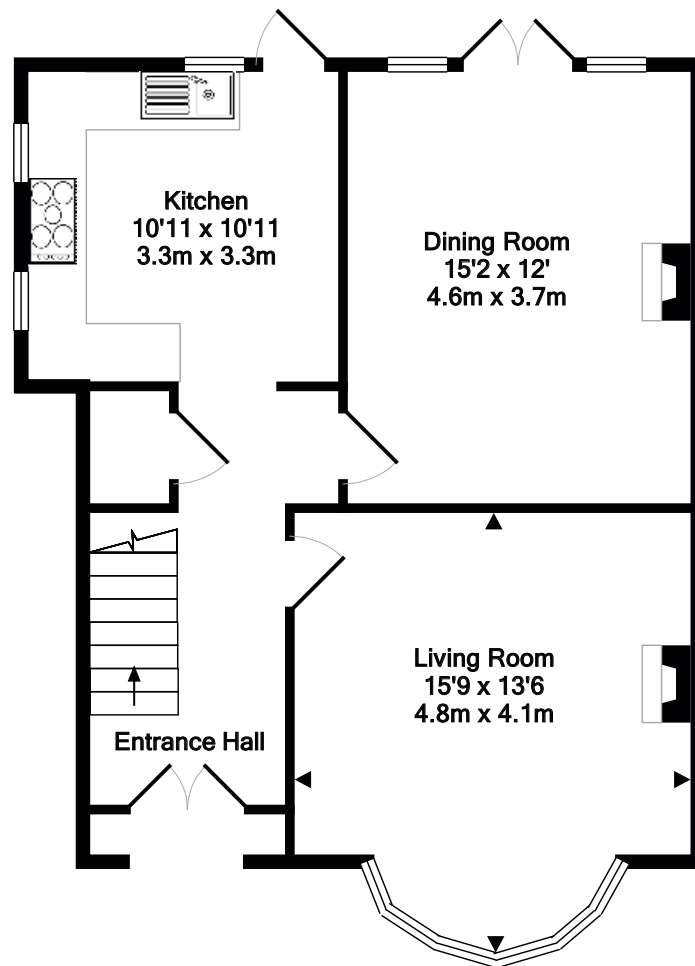


Family Bathroom

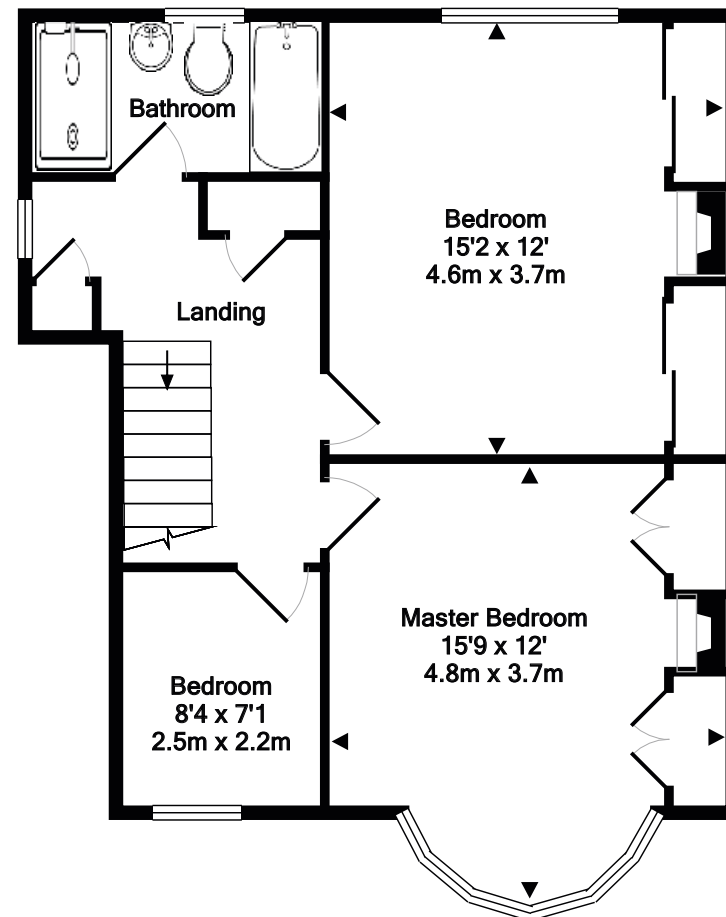


Rear Garden

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.1 SQ.M.)  
Made with Metropix ©2018



GROUND FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)



**Transport:** Gordon Hill Station (Moorgate) - 1.0 miles  
M25(J25) - 2.5 miles, A10 - 1.0 miles

**Services:** Gas Heating, Mains Water Supply & Drainage

**Council Tax:** Band E

**Local Authority:** Enfield Council

### Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



Tel: 0333 772 9775  
[info@dreampad.com](mailto:info@dreampad.com)  
[www.dreampad.com](http://www.dreampad.com)

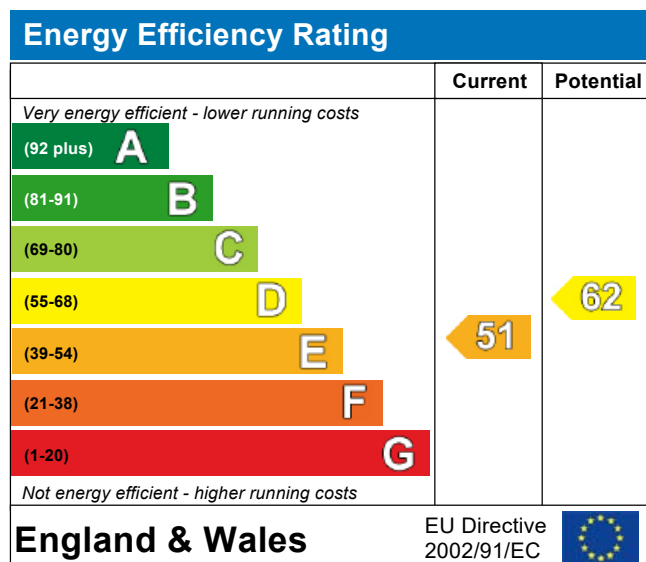
# Energy Performance Certificate



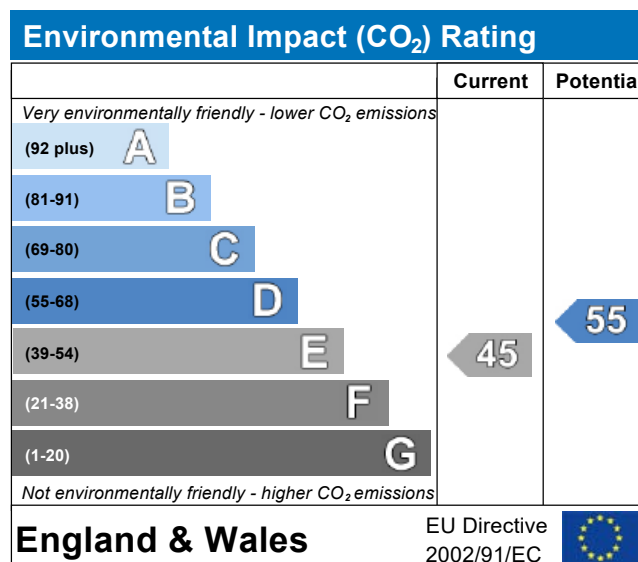
108, Clay Hill  
ENFIELD  
EN2 9AW

Dwelling type: Semi-detached house  
Date of assessment: 22 September 2008  
Date of certificate: 22 September 2008  
Reference number: 2128-1012-6291-5208-8094  
Total floor area: 107 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	363 kWh/m <sup>2</sup> per year	282 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.5 tonnes per year	5.1 tonnes per year
Lighting	£92 per year	£48 per year
Heating	£765 per year	£625 per year
Hot water	£125 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **[www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)**