



**ABSOLUTE  
PROPERTY**

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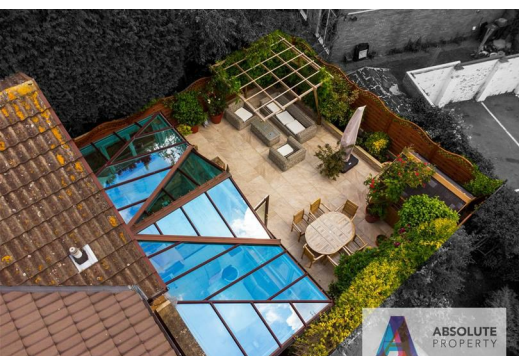
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**14 Chasewood Avenue, Enfield  
Hertfordshire EN2 8PT**

**£795,000**

Absolute Property are delighted to offer this four bedroom detached property located in Western Enfield. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Located close to the new Wren Academy Secondary School and One Degree Primary school, plus within easy access of both Gordon Hill and Enfield Chase Stations (Moorgate Line), Enfield Town Shopping Centre and the M25 Motorway. Benefits include through lounge, luxury kitchen, utility room, conservatory, en suite, guest wc, driveway and private rear garden. Viewing is highly recommended to avoid disappointment.





# 14 Chasewood Avenue, Enfield Hertfordshire EN2 8PT

## ENTRANCE:

Front door opening to:

## HALLWAY:

Doors to lounge, study, guest wc, stairs to first floor landing.

## GUEST CLOAKROOM:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, upvc double glazed frosted window to side aspect.

## STUDY/BEDROOM FOUR

(downstairs)

Electric heater, wood laminate flooring, upvc double glazed window to front aspect.

## THROUGH LOUNGE/DINER:

Coving to ceiling, wood laminate flooring, two upvc double glazed window to front aspect, tv socket, double doors opening to conservatory.

## KITCHEN:

Range of eye and base level units with granite worktops, built in double oven, gas hob and extractor, integrated fridge and freezer, plumbing for dishwasher, sink drainer unit with mixer taps, ceiling spot lights, wood laminate flooring, single door opening to conservatory.

## UTILITY ROOM/SNUG:

Built in wardrobes, tiled flooring, shower cubicle, plumbing was washing machine and dryer.

## CONSERVATORY:

Tiled flooring, two electric heaters, upvc double glazed double doors opening to rear garden.

## FIRST TIME LANDING:

Doors to bedroom one, bedroom two, bedroom three, bathroom, wood laminate flooring.

## BEDROOM ONE:

Built in space maker wardrobes and over head cupboards, wood laminate flooring, tv socket, two upvc double glazed window to front aspect.

## BEDROOM TWO:

Two upvc double glazed windows to front aspect, wood laminate flooring, space maker fitted wardrobes and over head units, ceiling spot lights, door to ensuite.

## BEDROOM THREE:

Built on wardrobes with sliding mirror doors, wood laminate flooring, upvc double glazed window to rear aspect with made to measure shutters.

## BATHROOM:

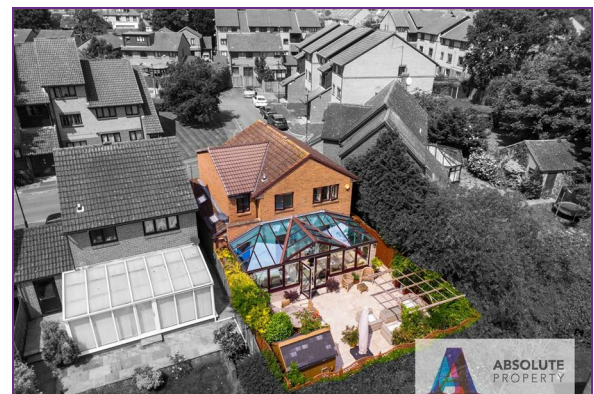
Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment and shower unit. ceiling spot lights, tiled walls and flooring, upvc double glazed frosted window to rear aspect.

## FRONT ASPECT:

Paved driveway with shrub borders, side gate access.

## REAR GARDEN:

Paved patio, various shrub borders and flower beds, side gate access, outside tap, outside lighting.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	60	C	C
55	60	C	C
50	60	C	C
45	60	C	C
40	60	C	C
35	60	C	C
30	60	C	C
25	60	C	C
20	60	C	C
15	60	C	C
10	60	C	C
5	60	C	C
0	60	C	C

For more information on energy ratings, visit [www.gov.uk](http://www.gov.uk).  
 For more information on environmental impact ratings, visit [www.gov.uk](http://www.gov.uk).

