

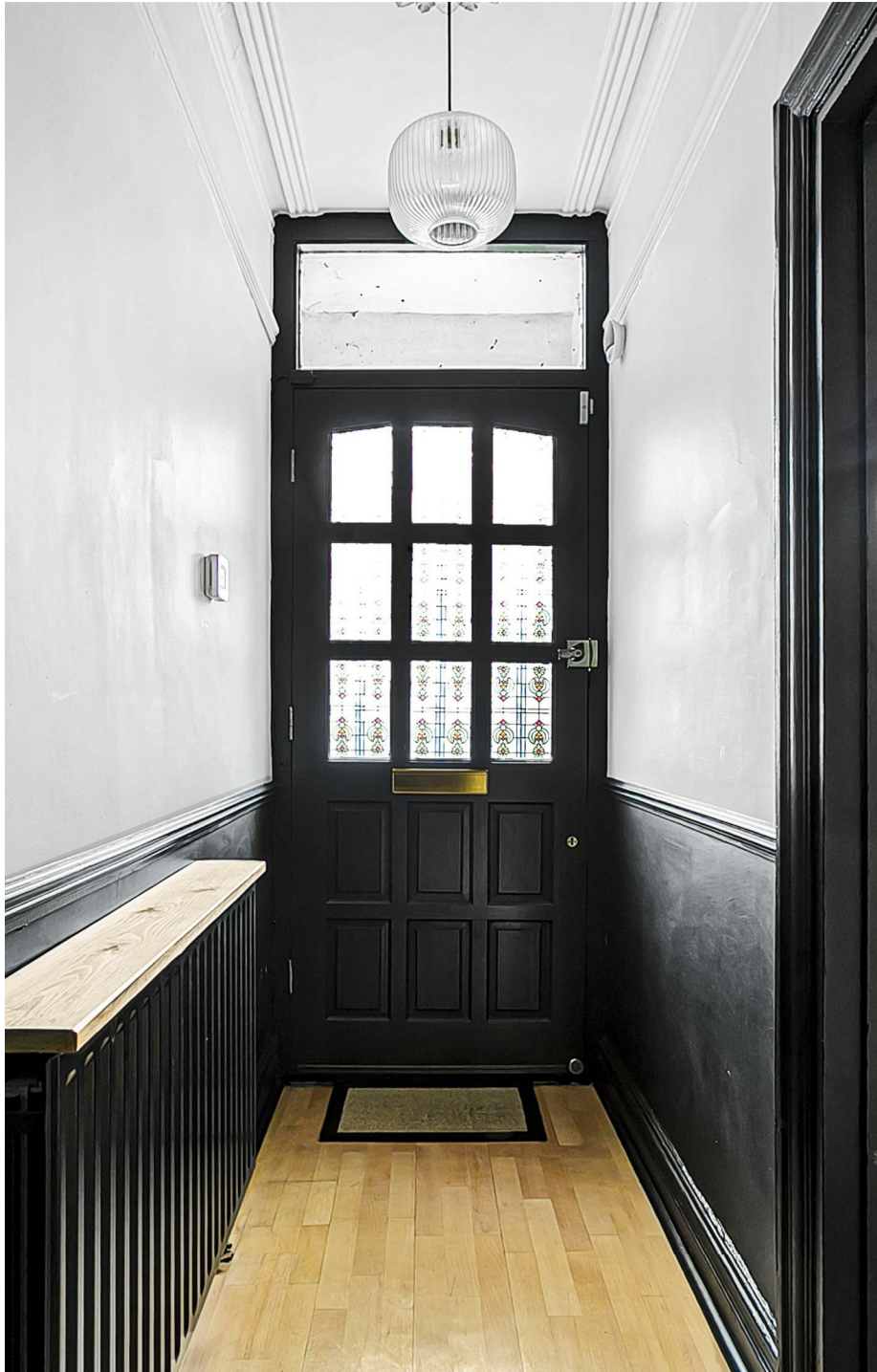


Chase Side, Enfield, EN2

Under Offer (SSTC)

£649,995 (Freehold)





Baker and Chase are delighted to offer this well presented four bedroom Victorian property in a most convenient location in west Enfield.

Baker and Chase are delighted to offer this well presented four bedroom period property in a most convenient location in West Enfield.

Viewings are highly recommended.

The accommodation begins via a spacious hallway leading to a front facing reception room, boasting period features such as dado rails a stylish gas fireplace. An eat in kitchen follows, complete with a breakfast bar, granite countertops and a Baumatic 5-ring gas hob and oven. A second reception is on offer further down the hall and provides a wonderful lounge/dining space, overlooking the properties rear garden.

The first floor hosts four bedrooms all offering plenty of space for storage and are stylishly presented with engineered wood flooring throughout. A contemporary three piece bathroom suite completes the internal layout. We believe the loft can be extended into (STPP).

Externally, the property enjoys private front and rear gardens. The rear garden offers a peaceful and low maintenance setting, benefits from rear access. The lovely green space of Chase Green Gardens are at the foot of the garden.

Chase Side is an exceptional location affording privacy, peace and quiet in a postcard setting, yards from both Chase Side place and Gentleman's Row. Enfield Town is moments away and offers a wide range of shopping facilities including Marks and Spencer and Waitrose. Enfield Town and Enfield Chase Stations are both a short walk away offering direct links into London in under 30 minutes.

Local Authority: Enfield

Council Tax Band: E

Front

Hallway

Wood flooring, skirting boards, ceiling rose, picture rails, dado rails, coving, radiator, staircase, doors to remaining rooms.

Lounge

Wood flooring, skirting boards, dado rails, ceiling rose, coving, gas fireplace, radiator, double glazed windows to front aspect

Kitchen

Wood flooring, skirting boards, matching wall and base units with granite countertops and splash back, 5 ring gas hob, electric fan oven, sink with mixer tap, wooden door to rear aspect

W/C

Tiled flooring, skirting boards, w/c low flush, sink with two taps

Dining Room

Wood flooring, skirting boards, radiator, double glazed windows to side aspect, doors to rear aspect

First Floor Landing

Engineered wood flooring, skirting boards, dado rails, cornices, coving, ceiling rose, loft hatch, doors to remaining rooms.

Bedroom 1

Engineered wood flooring, skirting boards, picture rails, coving, radiator, double glazed windows to front aspect

Bedroom 2

Engineered wood flooring, skirting boards, coving, radiator, double glazed windows to rear aspect

Bedroom 3

Engineered wood flooring, skirting boards, coving, radiator, double glazed windows to rear aspect

Bedroom 4

Engineered wood flooring, skirting boards, coving, radiator, double glazed windows to front aspect

Bathroom

Vinyl tiled flooring, tiled surround, bath with shower attachment, w/c low flush, pedestal sink with mixer tap, heated towel rail, double glazed windows to side aspect

Garden

Patiod and laid to lawn with shrub borders, rear gate access

Disclaimers

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not







tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

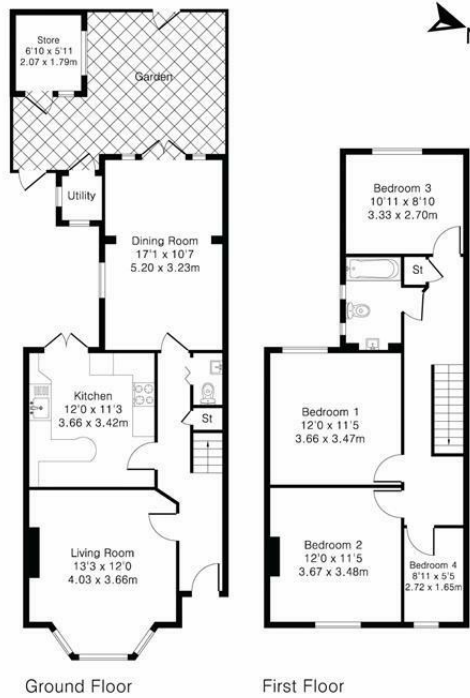
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 1298 sq ft – 120 sq m
Ground Floor Area 637 sq ft – 59 sq m
First Floor Area 616 sq ft – 57 sq m
Outbuilding Area 45 sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: E

