



## Chase Side Place, Enfield

Available

Offers in excess of £700,000 (Freehold)







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**Welcome to this beautifully presented, three-bedroom detached property situated on Chase Side Place, this home offers the perfect blend of comfort, style, and convenience.**

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Step inside to an inviting hallway with wooden flooring and a practical storage cupboard. The spacious lounge boasts a charming fireplace and a large uPVC window, flooding the room with natural light. Double-glazed doors lead to a private courtyard garden, while a stylish spiral staircase adds elegance.

The modern kitchen features high-end appliances, including a Neff integrated dishwasher, separate full-size fridge and freezer, a Bora induction hob with an integrated extractor, and a fitted oven and microwave. Underfloor heating, a brand-new Vaillant boiler, and a Quooker tap enhance comfort and convenience. A rear-facing window offers a peaceful garden view.

Upstairs, three generously sized bedrooms feature premium 21mm engineered wood flooring (installed in 2024). The master bedroom includes a newly fitted Hammonds wardrobe and an en-suite with a walk-in shower, vanity unit, and heated towel rail. Bedroom two offers a walk-in wardrobe/study area, while bedroom three overlooks the front. The stylish family bathroom boasts a walk-in shower, bath, bidet shower, and modern fixtures. A pull-down ladder provides easy loft access for extra storage.

Outdoor spaces are equally impressive, with a paved patio, garage access (equipped with power, lighting, and an electric up-and-over door), and a driveway accommodating two cars. The home has been beautifully maintained with a new kitchen, full repaint, new slate roof with insulation, and a newly upgraded first floor.

Situated next to a well-regarded, family-friendly pub, this home benefits from a welcoming local atmosphere. The pub has never presented any issues regarding noise or safety, and the owners have always found it to be a supportive and friendly neighbour. Importantly, the pub garden is on the opposite side, ensuring privacy and tranquility remain undisturbed.

Local Authority: Enfield  
Council Tax Band: F

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### Inner Hallway

Wood flooring, uPVC double glazed window to front aspect, Radiator, Coving to ceiling, Storage cupboard housing: electric meter and fuse box, Door to lounge:

### Lounge

Wood flooring, uPVC double glazed window to front aspect, Two radiators, vertical radiator, Coving to ceiling, Feature fireplace, uPVC double glazed door leading to courtyard garden, Access to kitchen, Spiral staircase leading to first floor landing.

### Kitchen

Tiled flooring (with underfloor heating), uPVC double glazed window to rear aspect, Radiator, Eye and base level units, Inset sink with mixer tap, Cupboard housing "Vaillant" combination boiler, (Bora) induction hob and integrated extractor, Integrated Neff dishwasher, space for washing machine, Integrated full length fridge, integrated full length freezer, Fitted electric oven, fitted microwave, Coving to ceiling.

### First Floor Landing

Engineered wood flooring, Coving to ceiling, Doors to all bedrooms, Door to bathroom, Loft access.

### Bedroom 1

Engineered wood flooring, uPVC double glazed window to front aspect, Radiator, Coving to ceiling, Fitted wardrobe, Door to en-suite:

### En-Suite

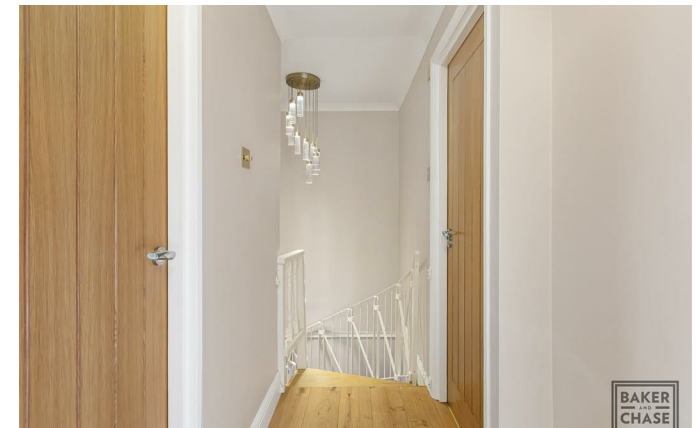
Tiled flooring, Frosted uPVC double glazed window to side aspect, Heated towel rail, Spotlights to ceiling, Part tiled walls, Low level WC, Extractor fan, Wall mounted vanity unit with sink bowl, Walk-in shower cubicle with mains fed shower, Shaving point.

### Bedroom 2

Engineered wood flooring, uPVC double glazed window to rear aspect, Radiator, Coving to ceiling, Door to walk-in wardrobe/study area:

### Walk in Wardrobe/Study Area

Engineered wood flooring, uPVC double glazed window to rear aspect, Radiator, Coving to ceiling.









### Bedroom 3

Engineered wood flooring, uPVC double glazed window to front aspect, Radiator, Coving to ceiling.

### Bathroom

Frosted uPVC double glazed window to side aspect, Heated towel rail, Wall mounted vanity unit with sink bowl, Low level WC, Walk-in shower cubicle with mains fed shower, Spotlights to ceiling, Extractor fan, Bath with mixer tap and shower attachment, Bidet shower.

### Rear Garden

Paved patio area, Part artificial grass, Outside tap, Shrub borders, Power point, Door to garage:

### Garage

Electric up and over door, Wall mounted fuse box, Power and lighting.

### Front Garden

Paved patio area, Shrub borders, Gas meter box.

### Disclaimer

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.

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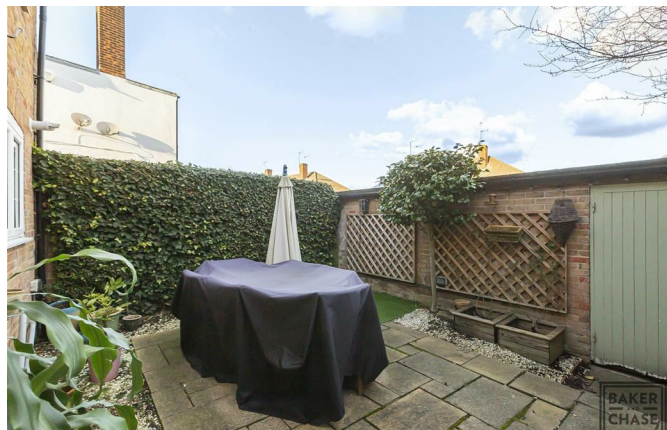
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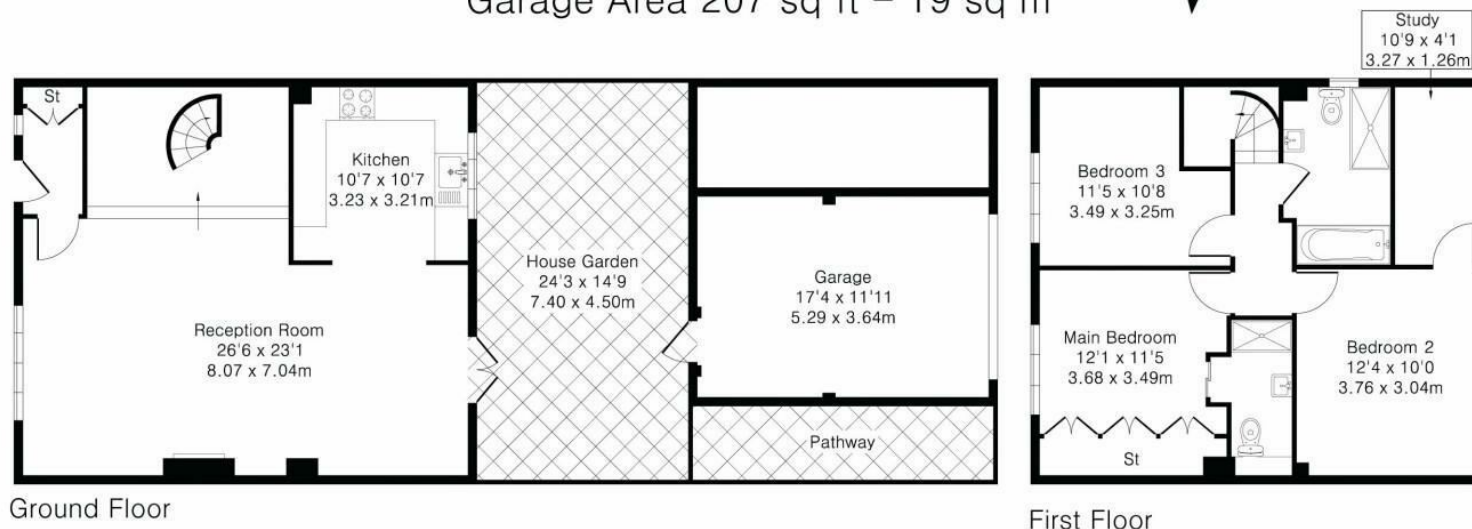


**Approximate Gross Internal Area 1431 sq ft - 133 sq m**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 207 sq ft – 19 sq m



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