



**Chase Green Avenue, Enfield, EN2 8DX**

**welcome to**  
**Chase Green Avenue, Enfield**

A rarely available and beautifully appointed, six bedroom semi-detached Victorian character house situated in this quiet residential turning, just minutes from Enfield Town with its shopping facilities, parks, schools and restaurants, Enfield Chase Rail Station (Moorgate Line) and within easy access of the M25 and greenbelt countryside.

The property is well presented throughout and has an abundance of charm and character and offers flexible living over three floors.



### **Spacious Entrance Hall**

Solid wood floor, double radiator, decorative cornice to ceiling, picture rail, understairs storage/meter cupboard.

### **Lounge**

15' 8" into bay x 14' 3" max ( 4.78m into bay x 4.34m max )  
Fitted carpet, two double radiators, picture rail, decorative cornice to ceiling, attractive cast iron fireplace with marble mantle and surround, decorative ceiling rose, attractive leaded glass and fan light window to front bay.

### **Kitchen / Diner**

26' 6" x 14' max ( 8.08m x 4.27m max )

### **Dining Area**

Stripped wood floor, attractive cast iron fire with tiled slips and hearth, attractive mantel over, picture rail, decorative cornice to ceiling, open to:-

### **Kitchen Area**

Comprising a range of base units and wall cupboards, double bowl stainless steel sink and drainer, integrated oven and grill, inset hob to contrasting worksurface, extractor fan over, plumbing for dishwasher, double radiator, cornice to ceiling, French windows to garden, access to utility room.

### **Utility Room**

11' x 5' 6" ( 3.35m x 1.68m )  
Single bowl stainless steel sink and drainer with cupboard under, plumbing for washing machine, space for American style fridge-freezer, casement door to garden, radiator, ceramic tile effect floor.

### **Cloakroom / WC**

Solid wood floor, radiator, low flush WC, bracket basin with tiled splashback, window to side.

## **First Floor**

### **Landing**

Fitted carpet, double radiator, window to side, cornice to ceiling, picture rail, handsome turning staircase to second floor.

### **Bedroom (front)**

28' 10" max x 13' 6" max ( 8.79m max x 4.11m max )  
Comprises of two bedrooms.

### **Right Hand Portion**

14' max x 13' 6" max ( 4.27m max x 4.11m max )  
Fitted carpet, picture rail, coving to ceiling, attractive cast iron fireplace with tiled hearth.

### **Left Hand Portion**

14' 3" x 12' 6" ( 4.34m x 3.81m )  
Fitted carpet, picture rail, coving to ceiling.

### **Bedroom (rear)**

14' x 12' 4" ( 4.27m x 3.76m )  
Fitted carpet, attractive cast iron fire with tiled hearth, built-in storage cupboard, radiator, picture rail, cornice to ceiling.

### **Dual Aspect Bathroom / WC**

14' 2" x 5' 7" ( 4.32m x 1.70m )  
Comprises low flush WC, bidet, vanity wash hand basin with mixer tap over cupboard under, tiled splashback, panelled bath with mixer tap and tiled splashback, vinyl floor, shaver point.

## **Second Floor**

### **Landing**

Fitted carpet, picture rail.

### **Lobby**

Fitted carpet, eaves storage cupboards, door to shower room.

## **Bedroom**

14' 1" max x 13' 8" max ( 4.29m max x 4.17m max )  
Fitted carpet, attractive original cast iron fireplace, double radiator, walk-in dressing room with fitted carpet 10' x 4' 2".

### **Bedroom**

12' 7" x 12' 5" to wardrobe fronts ( 3.84m x 3.78m to wardrobe fronts )  
Fitted carpet, double radiator, attractive original cast iron fireplace, range of built-in floor to ceiling wardrobe cupboards.

### **Bedroom**

Irregular Shaped Room 14' 3" x 14' 3" ( 4.34m x 4.34m )  
Currently used as office.  
Fitted carpet, double radiator.

### **Shower Room / WC**

9' 7" x 8' ( 2.92m x 2.44m )  
Low flush WC with concealed cistern, vanity basin with mixer tap over, cupboards under, large walk-in shower with glass screen, porcelain tiled floor, radiator, extractor fan.

## **Outside**

### **Front Garden**

Attractive old stock brick retaining wall, composite resin drive providing off-street parking for several vehicles, shared side drive to rear garden and garage.

### **Rear Garden**

Approximately 60' of south facing secluded rear garden which has a large paved patio, laid to lawn, mature flower and shrub beds and borders, timber shed, tap, electric roller shutter to side providing vehicular access.

### **Garage**

15' 5" x 8' 9" ( 4.70m x 2.67m )  
Cast concrete, power and light, currently used for storage.



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welcome to

## Chase Green Avenue, Enfield

- 26' Kitchen / Diner
- Spacious Lounge
- South Facing Rear Garden
- Six Double Bedrooms
- Two Bathrooms

Tenure: Freehold EPC Rating: F

# £1,150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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## Chase Green Avenue, Enfield, EN2

Approximate Area = 2273 sq ft / 211.1 sq m  
Limited Use Area(s) = 53 sq ft / 4.9 sq m  
Garage = 139 sq ft / 12.9 sq m  
Outbuilding = 37 sq ft / 3.4 sq m  
Total = 2502 sq ft / 232.3 sq m  
For identification only - Not to scale



  
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