



Chase Green Avenue, Enfield, EN2 6SJ



welcome to
Chase Green Avenue, Enfield

With picturesque views over Chase Green, we offer this elegant and spacious Victorian property in Enfield's beautiful Conservation area, adjacent to Enfield Town shopping centre and a short walking distance from Enfield Chase Rail Station (Moorgate Line). Good schools are also close at hand.

Just some of its many pleasing features include:-



Large Elegant Entrance Hall

Laminate floor, radiator, dado rail, door to cellar.

Small Cellar

The cellar room is damp as it's below the water table, however this could be tanked to turn it into a dry room.

Lounge / Sitting Room

26' 3" into bay x 11' 6" to extremes (8.00m into bay x 3.51m to extremes)

Laminate floor, two radiators, casement door to garden, bay window overlooking Chase Green.

Kitchen / Dining Room

21' 6" x 10' 10" max (6.55m x 3.30m max)

Base units with worktops, inset gas hob unit with fume extractor hood over, built-in double oven, inset one and half bowl stainless steel sink unit, porcelain tiled floor, radiator, French windows to conservatory.

Conservatory

9' 6" x 9' 6" (2.90m x 2.90m)

Porcelain tiled floor, double glazed French windows to garden.

Cloakroom / WC

Low flush WC, bracket wash hand basin.

First Floor

Landing

Spacious split level landing, fitted carpet, dado rail, access to loft.

Bedroom One

15' 10" x 14' (4.83m x 4.27m)

Fitted carpet, radiator, two double built-in wardrobe cupboards.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Fitted carpet, radiator.

Bedroom Three

11' 3" x 9' 3" (3.43m x 2.82m)

Fitted carpet, radiator, large storage cupboard and cupboard housing wall mounted gas central heating boiler (combination boiler).

Bathroom / Shower Room

Panelled bath, pedestal wash hand basin, low flush WC (white suite), separate shower cubicle, ceramic tiled floor, part tiled walls.

Outside

Rear Garden

Approximately 60' of rear garden, paved patio, laid to lawn, flower and shrub borders, timber shed, separate garden store.



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welcome to

Chase Green Avenue, Enfield

- Three Good Sized Bedrooms
- Views Over Green
- Spacious Attractive Lounge
- Large Kitchen / Dining Room
- 60' Rear Garden

Tenure: Freehold EPC Rating: E

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103717 - 0003

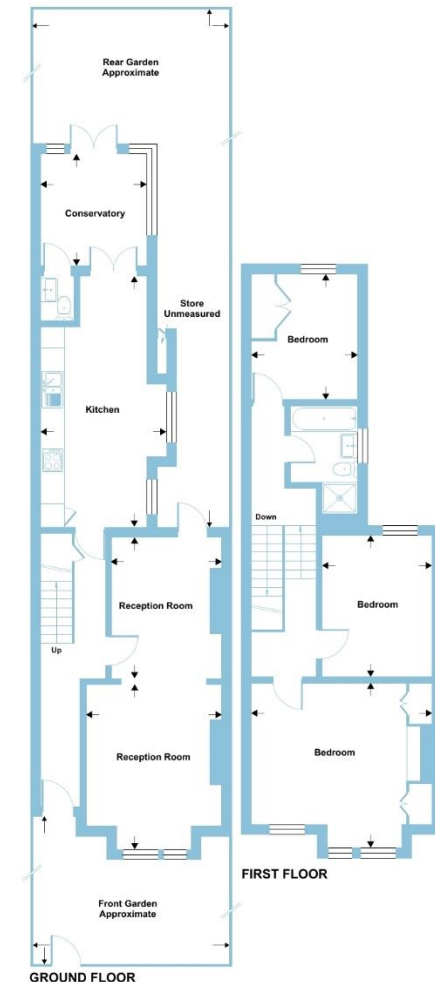
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Approximate Area = 1272 sq ft / 118.1 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR
FIRST FLOOR
Rear Garden Approximate
Conservatory
Store Unmeasured
Bedroom
Kitchen
Down
Reception Room
Bedroom
Up
Reception Room
Bedroom
Front Garden Approximate

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1176195



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