



Chase Ridings, Enfield, EN2 7QF



welcome to
Chase Ridings, Enfield

Barnfields are pleased to represent this beautifully presented, four double bedroom detached family residence situated on a substantial plot, with uninterrupted views over greenbelt countryside and beyond, in this quiet residential location just minutes from Grange Park, Merryhills and Highlands Schools, local shops and within easy access of both Enfield Chase Rail Station (Moorgate Line) and Oakwood Underground Station (Piccadilly Line) and Enfield Town with its multiple shopping facilities.

As previously stated the property is beautifully presented and has modernised and maintained to a high standard throughout and has many pleasing features.



Large Storm Porch

Double glazed with tiled floor, casement door to spacious entrance hall.

Entrance Hall

Wood floor, double radiator, doors to porch and lounge, turning staircase to first floor, understairs storage/meter cupboard.

Study

10' 2" x 9' 7" (3.10m x 2.92m)

Wood floor, double radiator, coving to ceiling, decorative ceiling rose, door to:-

Utility Room

8' 6" x 7' 6" (2.59m x 2.29m)

Wood floor, double radiator, sunken spotlights to ceiling, wall and base units with worksurface over, plumbing for washing machine, space for fridge and fridge-freezer, single bowl ceramic sink and drainer, extractor fan, double glazed casement door to garden.

Lounge

27' 2" max x 14' 6" (8.28m max x 4.42m)

Two double radiators, wood floor, coving to ceiling, sliding double patio doors to conservatory, open planned to dining room.

Dining Room

11' 2" max x 7' 8" max (3.40m max x 2.34m max)

Wood floor, coving to ceiling, double radiator, sliding double glazed patio doors to rear terrace with views over garden and greenbelt countryside.

Conservatory

12' 5" x 7' (3.78m x 2.13m)

Vinyl floor, double doors to raised paved patio terrace with views over garden and greenbelt countryside.

Kitchen

12' 9" x 11' 2" (3.89m x 3.40m)

Fitted in a range of wood base, wall and display cabinets with quartz worksurface, one and half bowl composite sink and drainer, water softener, tiled splashback, vinyl tiled floor, integrated double oven and grill, halogen hob, plumbing for dishwasher, wine cooler, space for fridge-freezer, doors to lounge/diner, hallway and to side/carport.

First Floor

Landing

Fitted carpet, access to loft, window to side, airing cupboard with lagged copper cylinder hot water tank, decorative ceiling rose, decorative coving to ceiling.

Bedroom One

14' 7" plus wardrobes x 11' 10" (4.45m plus wardrobes x 3.61m)

Double radiator, full range of integrated floor to ceiling wardrobe cupboards, fitted carpet, coving to ceiling, matching dresser, vanity sink with cupboards under, views over garden and greenbelt countryside.

Bedroom Two

14' x 10' 8" (4.27m x 3.25m)

Fitted carpet, range of built-in wardrobe cupboards, plus two double built-in wardrobe cupboards over bed space, double radiator, coving to ceiling, views over garden and greenbelt countryside.

Bedroom Three

14' to extremes x 11' 11" (4.27m to extremes x 3.63m)

Fitted carpet, double radiator, range of built-in wardrobe cupboards and vanity sink with cupboard under, tiled splashback.

Bedroom Four

11' 5" x 7' (3.48m x 2.13m)

Fitted carpet, double radiator, coving to ceiling, dado rail, double built-in wardrobe cupboard.

Shower Room

Fitted in a modern white suite comprising fully tiled walls, low flush WC, vanity basin with cupboard under, glass shower cubicle, wood effect floor, coving to ceiling, heated towel rail.

Outside

Front Garden

Approached via concrete drive, brick paved off-street parking with lawn to side, shrubs and hedging, access to carport to side, side pedestrian access to rear garden.

Rear Garden

Laid to lawn, pond with rockery, greenhouse, side pedestrian access, two decked terraces, concrete terrace with views, backing onto greenbelt countryside, approximately 100' wide, part brick built shed with power and light, measuring 11' 8" x 8' 2".

Carport

Electric shutter door to front, casement door to rear, 35' 7" long.



view this property online barnfields.co.uk/Property/ENF104695













welcome to

Chase Ridings, Enfield

- Four Double Bedrooms
- Carport Own Drive
- 100' Rear Garden With Westerly Views
- Modern Fitted Kitchen
- Triple Aspect Lounge / Diner With Views

Tenure: Freehold EPC Rating: C

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104695 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

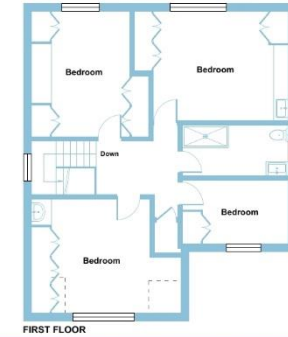
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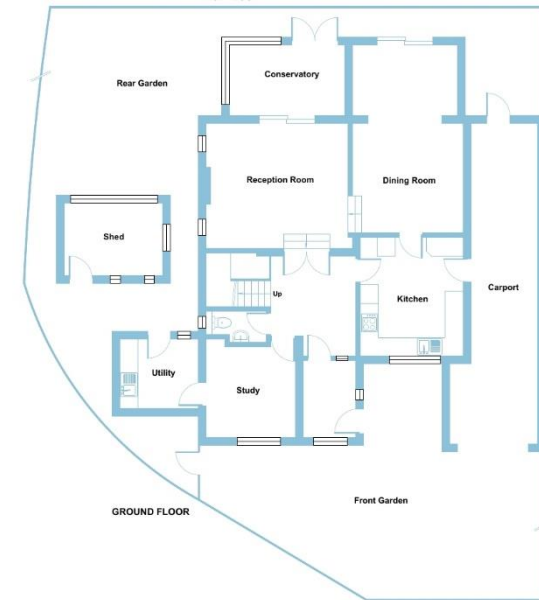
Approximate Area = 1926 sq ft / 178.9 sq m (excludes carport)
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Outbuildings = 84 sq ft / 7.8 sq m
Total = 2029 sq ft / 188.4 sq m
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1195326



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