



**Chase Side Crescent, Enfield, EN2 0JA**



***welcome to***

## **Chase Side Crescent, Enfield**

Rarely available, three/four bedroom Victorian end of terrace character house, situated in this quiet residential turning, just minutes from local shops good schools, Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping facilities, greenbelt countryside and the M25 Motorway.

The property is bright and spacious and has been modernised to a good standard throughout and is offered on a chain free basis.



### Entrance Hall

Ceramic tiled floor, coving to ceiling, handsome turning staircase to first floor, large understairs storage/meter cupboard, door to utility/lean to.

### Lounge

15' 11" into bay x 10' 11" max ( 4.85m into bay x 3.33m max )  
Two double radiators, wood effect floor, coving to ceiling, attractive cast iron fire with tiled hearth, double doors to entrance hall.

### Dining Room

15' 2" into bay x 10' 4" max ( 4.62m into bay x 3.15m max )  
Wood effect floor, coving to ceiling, double radiator with cover over.

### Kitchen/ Breakfast Dining Room

28' max x 13' narrowing to 7' 9" ( 8.53m max x 3.96m narrowing to 2.36m )

Kitchen area comprises a range of wooden base, wall and display cupboards, butler sink with granite worksurface and drainer, gas hob with concealed extractor fan over, integrated double oven and grill, space for fridge-freezer, plumbing for dishwasher, ceramic tiled floor, sunken spotlights to ceiling, open to breakfast/dining area. Breakfast/dining area comprises ceramic tiled floor, double radiator with cover over, door to conservatory.

### Conservatory

15' 6" max x 14' 7" max ( 4.72m max x 4.45m max )  
Ceramic tiled floor, two double radiators with covers over, double glazed patio doors to garden.

### Lean - To / Utility

8' x 6' 1" max ( 2.44m x 1.85m max )  
Plumbing for washing machine, ceramic tiled floor, stable style door to rear garden, wood effect worksurface.

### Cloakroom WC

Bracket basin with pebbled splashback, low flush WC, wooden floor.

### First Floor

### Landing

Fitted carpet, light well.



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### Bedroom One

15' 11" into bay x 11' max ( 4.85m into bay x 3.35m max )  
Wood effect floor, two radiators.

### Bedroom Two

13' 4" into bay x 10' 4" max ( 4.06m into bay x 3.15m max )  
Wood effect floor, two double radiators.

### Bedroom Three

12' 10" x 10' 4" ( 3.91m x 3.15m )  
Wood effect floor, attractive cast iron fireplace, radiator, access to loft.

### Bathroom/Previous Bedroom four

10' 6" x 9' 9" ( 3.20m x 2.97m )  
Recently refitted in a modern white suite comprising panelled bath with mixer tap, shower attachment, vanity basin with cupboards under, corner shower cubicle, part tiled walls, cupboard housing wall mounted gas central heating boiler, extractor fan, heated towel rail, wood effect floor.

### Walk-In Wardrobe / Study

7' x 6' 9" ( 2.13m x 2.06m )  
Previously family bathroom. Wood effect floor, light well, radiator. Currently used as a walk-in wardrobe/study.

### Separate WC

Low flush WC, bracket basin with splashback, radiator, built-in double cupboard, wood effect floor.

### Outside

### Front Garden

Attractively tiled path to front door with wrought iron gate and fence.

### Rear Garden

Mainly paved with an abundance of mature flowers, shrubs and trees in large flowerbeds to side with pedestrian access, in excess of 100'.











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## Chase Side Crescent, Enfield

- In Excess Of 100' Rear Garden
- Two Spacious Reception Rooms
- Large Kitchen / Breakfast Room
- Chain Free
- Three Double Bedrooms \*

Tenure: Freehold EPC Rating: D

**£695,000**



Please note  
the marker  
reflects the  
postcode not  
the actual  
property

Chase Side Crescent, Enfield, EN2

Approximate Area = 1716 sq ft / 159.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1240259

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