



Chase Green Avenue, Enfield, EN2 8DX

welcome to
Chase Green Avenue, Enfield

Rarely available, top floor (second) two double bedroom character conversion situated in this popular residential location just minutes from local shops, Enfield Chase Rail Station, Chase Green, parks and Enfield Town's historic centre with its abundance of retails and transport facilities. The M25 Motorway and greenbelt countryside are also close at hand.

The property has been modernised throughout and has many pleasing features.



Entrance Hall

Fitted carpet, window to side, turning staircase to vaulted landing.

Vaulted Landing

Fitted carpet, access to loft, door entry phone system, cupboard housing hot water tank.

Lounge (front)

14' 9" max x 14' 5" max (4.50m max x 4.39m max)

Fitted carpet, double radiator, attractive fireplace with marble surround and hearth, wooden mantel.

Kitchen (rear)

Irregular Shaped Room 14' 1" to extremes x 11' to extremes (4.29m to extremes x 3.35m)

Beautifully appointed in a range of modern white base, wall and display units with one and a half stainless steel sink unit and drainer inset to contrasting worksurface with tiled splashback, integrated dish washer, washing machine, fridge freezer, double oven and grill, gas hob with chrome splashback and extractor fan over, eaves storage cupboard - housing gas central heating boiler.

Bedroom One

13' 7" x 10' 7" (4.14m x 3.23m)

Fitted carpet, double radiator.

Bedroom Two

12' 7" x 10' 2" (3.84m x 3.10m)

Fitted carpet, double radiator.

Bathroom WC

Fitted in a modern white suite comprising low flush WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, curtain and rail, heated towel rail radiator, vinyl tiled floor, half tiled walls, extractor fan.

Outside

Allocated Parking

The property benefits from its own allocated parking space to rear and timber storage shed.



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Chase Green Avenue, Enfield

- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Allocated Parking Space
- Character Conversion

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



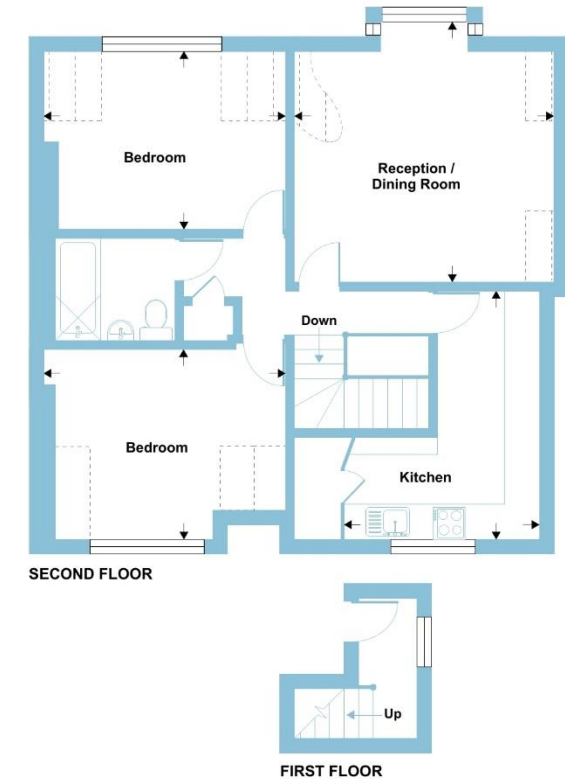
Please note the marker reflects the postcode not the actual property

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Approximate Area = 772 sq ft / 71.7 sq m
Limited Use Area(s) = 50 sq ft / 4.7 sq m
Total = 822 sq ft / 76.4 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnard Marcus. REF: 857617



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Property Ref:
ENF105054 - 0002

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