



**Chase Side, Enfield, EN2 0QX**



**welcome to**

## **Chase Side, Enfield**

Delightful and spacious, two double bedroom ground floor purpose built maisonette situated in this popular residential location, opposite St Michaels Green, within close proximity of local shops, schools, pubs and restaurants and Gordon Hill Rail Station (Moorgate Line) and within easy access of Hilly Fields Country Park, the M25 Motorway, Enfield Town with its abundance of retail facilities and the A10.

The delightful property has many pleasing features and is offered on a chain free basis and benefits from an extremely long lease.





**Entrance Lobby**

Wood effect floor, storage cupboard.

**Lounge**

16' 1" x 12' ( 4.90m x 3.66m )

Wood effect floor, archway to kitchen, coving to ceiling, floor to ceiling window to front aspect with views over front garden and St. Michaels Green.

**Kitchen**

10' 6" x 7' 2" ( 3.20m x 2.18m )

Fitted in a range of white base, wall and display cupboards with a single bowl stainless steel sink and drainer, tiled splashback, space for fridge-freezer and cooker, wood effect floor, double glazed door to garden, wall mounted combination boiler.

**Inner Hall**

Wood effect floor, understairs storage cupboard, coving to ceiling, utility cupboard housing plumbing for washing machine and possible space for tumble dryer.

**Bedroom One**

13' 3" max x 9' 11" max ( 4.04m max x 3.02m max )

Wood effect floor, electric storage heater, coving to ceiling, floor to ceiling wardrobe cupboards with double depth to side.

**Bedroom Two**

11' 3" x 8' 10" ( 3.43m x 2.69m )

Fitted carpet, electric wall heater, coving to ceiling, range of double built-in wardrobe cupboards.

**Shower Room / WC**

Recently refitted to a high standard, comprising vanity basin with cupboard under, low flush WC, glass shower screen with walk-in shower, heated towel rail, fully tiled floor and walls, underfloor heating, frosted window to rear.

**Outside****Front Garden**

Lawned with flower and shrubs.

**Rear Garden**

Approximately 28' west facing, paved, timber shed, power point, rear pedestrian and vehicular access.

**Brick Built Garage**

17' 2" x 9' ( 5.23m x 2.74m )

En bloc, accessed via Chase Side.



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## Chase Side, Enfield

- Two Double Bedrooms
- Modern Recently Refitted Shower Room
- West Facing Rear Garden
- Extremely Long Lease
- Own Garage To Rear

Tenure: Leasehold EPC Rating: D

Service Charge: 745.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

**£350,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



## Chase Side, Enfield, EN2

Approximate Area = 668 sq ft / 62 sq m  
Garage = 155 sq ft / 14.3 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 849 sq ft / 78.7 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). © richcom 2025. Produced for Barnard Marcus. REF: 1372185

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