



Chase Side Crescent, Enfield

Offers In Excess Of £450,000

Havilands

the advantage of experience



- Two Bedroom House
- Walking Distance to Gordon Hill Mainline Station (Moorgate approx 40 mins)
- Within Catchment of St. Michael's CofE Primary School
- Close to Local Shops & Amenities along Lancaster Road & Chase Side
- Hilly Fields Park & Forty Hall Nearby
- Good Public Transport Links



For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale, this TWO BEDROOM HOUSE located on Chase Side Crescent, EN2. An ideal purchase for First Time Buyers, the property offers 595sqft of living space and is comprised of: two bedrooms, lounge, kitchen and bathroom. The property also benefits from a courtyard garden to the rear.

The property is conveniently positioned for commuters with Gordon Hill Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx 40 mins). Also within easy reach are a number of local shops and amenities along both Chase Side & Lancaster Road including Sainsburys Local. In addition there is plenty of green space nearby with both Forty Hall & Hilly Fields Park in close proximity.

The property falls within the catchment area of a number of local schools including St. Michael's CofE Primary School as well as Enfield County & Enfield Grammar Schools. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

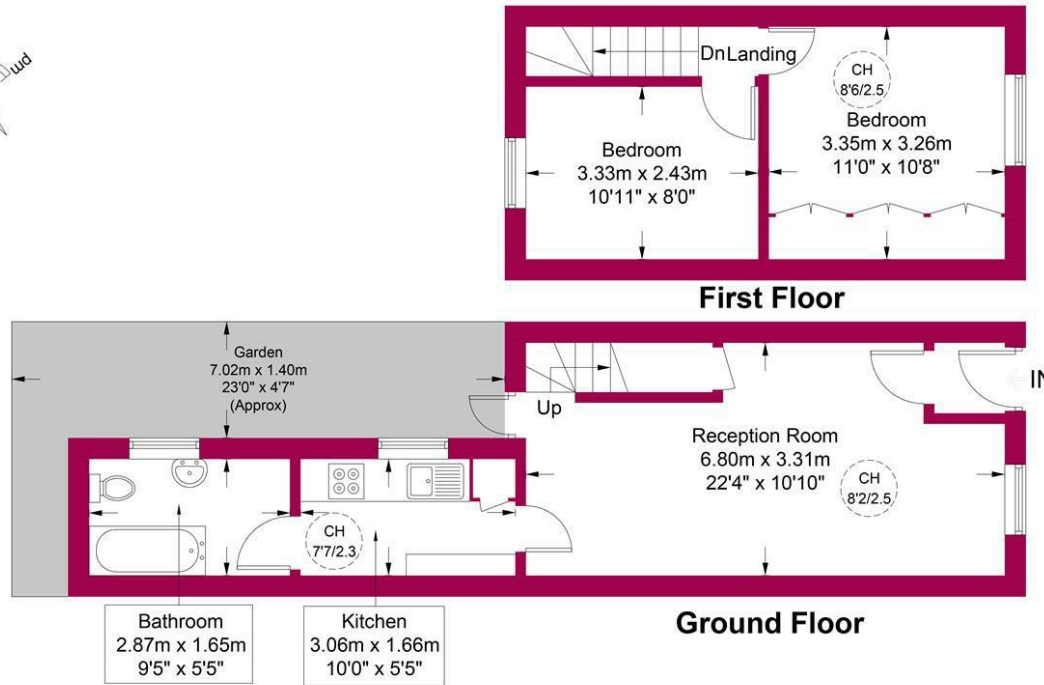
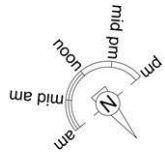
Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 65(D); Potential 90(B)

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Chaseside Crescent, EN2

Approximate Gross Internal Area = 595 sq ft / 55.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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