



Chase Ridings, West Enfield, EN2

Under Offer (SSTC)

£1,100,000 (Freehold)





Well equipped and excellently positioned original 4-bedroom semi-detached house, with large drive and garden, with utility room and downstairs w/c.

Situated in the area of Chase Ridings, Enfield, this original 4-bedroom semi-detached house presents an excellent opportunity for families seeking a spacious and well-appointed home. With four double bedrooms and two bathrooms, this property is designed to accommodate modern living with ease.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor features a convenient shower room and an additional downstairs WC, ensuring practicality for family life. The first-floor family bathroom is well-appointed, catering to the needs of the household.

The property boasts a substantial front garden and driveway, offering parking for up to six vehicles, a rare find in this desirable location. The outdoor space continues with a large garden shed and a chalet that serves as a garden office, complete with power, making it ideal for remote work or hobbies.

Set within approximately 2,100 square feet of light, landscaped gardens, this home provides a tranquil retreat while being conveniently located near good schools and the Oakwood London Underground Station. This prime location ensures easy access to local amenities and transport links, making it perfect for families and commuters alike.

Offered in excellent condition throughout, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in West Enfield, where comfort and convenience meet.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: G

Front

Stone paved driveway for multiple vehicles, shrub borders

Porch

Wood flooring, skirting boards, double glazed windows to front aspect, door to

Hallway

Wood flooring, skirting boards, dado rails, coving, radiator, double glazed windows to side aspect, staircase, doors to

Lounge

Wood flooring, skirting boards, dado rails, ceiling rose, coving, radiator, mantelpiece, double glazed windows to front aspect

L-Shape Reception/Dining Room

Wood flooring, skirting boards, coving, radiators, double glazed French doors to rear aspect

Kitchen

Porcelain tiled flooring, skirting boards, coving, radiator, matching wall and base units with granite countertops, induction hob, integrated oven, integrated dishwasher, sink with mixer tap and extendable tap, larder cupboard, double glazed windows to front aspect

w/c

Porcelain tiled flooring, skirting boards, sink with mixer tap, wc low flush

Hallway

Porcelain tiled flooring with underfloor heating, skirting boards, radiator, doors to

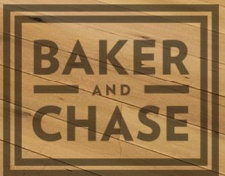
Integral Garage

Electric up and over doors

Utility Room

Porcelain tiled flooring, skirting boards, base units, Granite countertops, integrated oven, sink with mixer tap, skylight





Shower Room

Tiled surround, underfloor heating, double shower cubicle with waterfall shower head, floating sink with mixer tap, wc low flush, cupboard housing boiler, heated towel rail, double glazed windows to rear aspect

First Floor Landing

Carpet, wooden skirting boards, dado rails, loft hatch, radiator, double glazed windows to rear aspect, doors to

Bedroom 1

Laminate flooring, wooden skirting boards, coving, radiator, double glazed windows to rear aspect

Bedroom 2

Laminate flooring, wooden skirting boards, radiator, double glazed windows to front aspect

Family Bathroom

Tiled surround, bath with shower attachment, wc low flush, heated towel rail, floating vanity sink with mixer tap, double glazed windows to front aspect

Bedroom 3

Laminate flooring, skirting boards, radiator, double glazed windows to front aspect

Bedroom 4

Laminate flooring, wooden skirting boards, radiator, double glazed windows to side aspect

Garden

Stone patio, laid to lawn with shrub borders, outbuilding

Outdoor Chalet/Office

Power and light, insulated with mezzanine floor.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express







permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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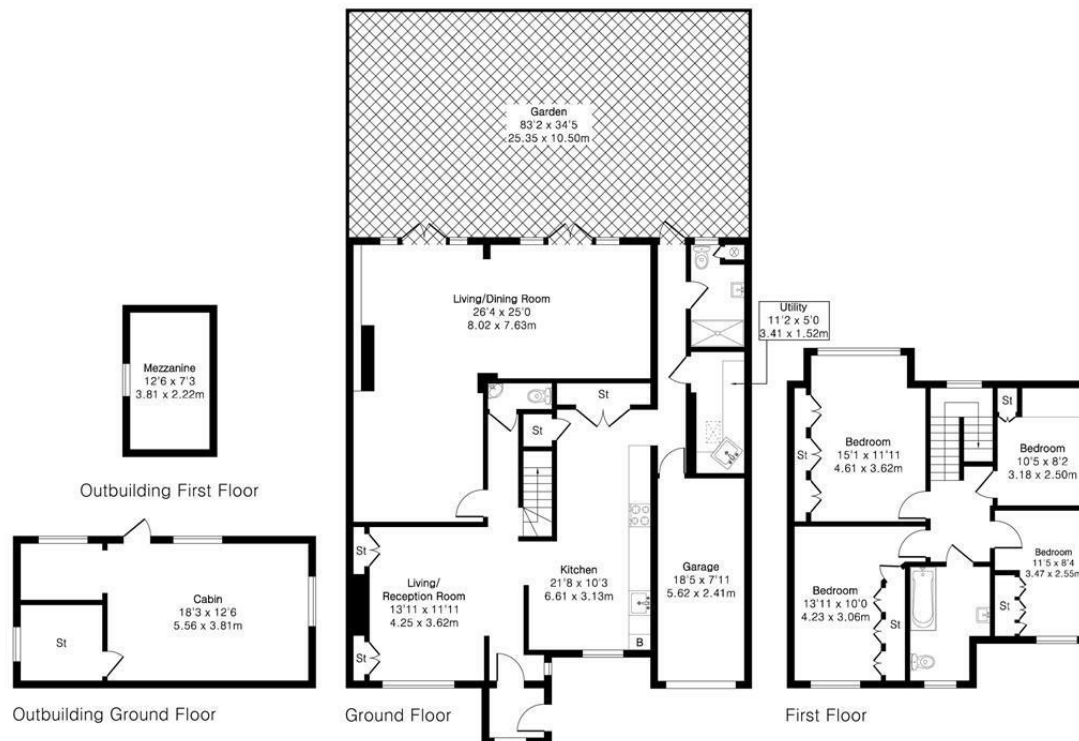


**Approximate Gross Internal Area 2097 sq ft - 195 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1406 sq ft – 131 sq m

First Floor Area 691 sq ft – 64 sq m

Outbuilding Area 417 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: G