



## Chase Side Crescent, Enfield

Available

£425,000 (Freehold)





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**Tucked away in the sought-after Chase Side Crescent, this two-bedroom terraced cottage combines character, comfort, and an excellent location, making it an ideal choice for first-time buyers, downsizers, or commuters alike.**

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Found in the heart of this popular residential setting, the property offers a wonderful balance of peaceful living and everyday convenience. Beautifully presented throughout, the accommodation opens into a spacious through lounge, creating a warm and welcoming living and dining space that is perfect for both relaxing and entertaining.

Upstairs, there are two generously proportioned double bedrooms, offering comfortable accommodation with plenty of space for storage and personalisation.

To the rear, the delightful westerly-facing courtyard garden enjoys afternoon and evening sunshine, providing an ideal setting for entertaining guests or simply unwinding at the end of the day. The property also benefits from double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

Ideally situated just 0.5 miles from Gordon Hill railway station, the property offers regular services into Moorgate, making it an excellent choice for commuters. Enfield Town, with its excellent selection of shops, restaurants, cafés and leisure facilities, is also within easy reach, while the open green spaces of Hilly Fields Country Park and Forty Hall Estate provide fantastic opportunities for walking, cycling and outdoor recreation. Families will also appreciate the area's well-regarded schools and the excellent range of local amenities nearby.

Offering charm, practicality and a superb location, this delightful cottage presents a fantastic opportunity to enjoy all that this desirable part of Enfield has to offer.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Front Garden

Paved patio area.

## Lounge

Laminate wood flooring, double glazed sash windows to front aspect, two radiators, open fire place with brick surround, wall mounted fuse box and electric meter, understairs storage cupboard housing: gas meter, stairs to first floor landing, access to kitchen, door to bathroom.

## Kitchen

Laminate wood flooring, eye and base level units, sky light, spotlights to ceiling, butler style sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, uPVC double glazed door leading to rear garden.

## Bathroom

Tiled flooring, part-tiled walls, spotlights to ceiling, heated towel rail, low level WC, stand alone bath with mixer tap and shower attachment, wash hand basin with mixer tap, walk in shower cubicle with mains fed shower, frosted uPVC double glazed window to rear aspect, fitted shelving and storage cupboard.

## First Floor Landing

Carpet, loft access, doors to both bedrooms.

## Bedroom One

Original flooring, radiator, double glazed sash window to front aspect.

## Bedroom Two

Original flooring, uPVC double glazed window to rear aspect, radiator, storage cupboard, further storage cupboard housing 'Worcester' boiler.

## Rear Garden

Paved patio area, outside tap, storage cupboard housing: washing machine and power points.

## 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.

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Approximate Gross Internal Area 608 sq ft - 57 sq m

Ground Floor Area 364 sq ft - 34 sq m

First Floor Area 244 sq ft - 23 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

