Chase Side, Enfield

Available

£599,995 (Freehold)

BAKER AND CHASE

Beautifully presented throughout and set within the sought-after Chase Side conservation area, this mid-terrace home combines period character with modern styling, all within easy reach of Enfield Town's shops, cafés and transport links.

Welcome to this attractive mid-terrace house located in the highly sought-after Chase Side area of Enfield, a delightful conservation zone known for its character and community spirit. Offering a wonderful blend of traditional features and contemporary style, this property is ideal for those seeking both comfort and elegance.

Upon entering, you will find two spacious reception rooms, providing ample space for relaxation and entertaining. These versatile living areas are perfect for family gatherings or quiet evenings at home, allowing you to create the ideal setting for any occasion. Upstairs, the property offers two well-proportioned double bedrooms, ensuring plenty of space for rest and privacy.

The house is presented in excellent condition throughout, reflecting careful maintenance and attention to detail. A modern bathroom complements the home's overall aesthetic, providing a stylish yet practical space for everyday living.

Situated just a stone's throw from Gentlemans Road, the property enjoys a convenient location close to Enfield Town's wide range of shops, cafés and restaurants, including The Stag, Green's Steakhouse & Grill and the popular Holtwhites Bakery. Residents also benefit from easy access to Town Park, Hilly Fields Country Park and excellent transport links via Enfield Chase and Enfield Town stations, making commuting and weekend leisure equally convenient.

This stylish character property is a rare find in a desirable location, making it an excellent opportunity for first-time buyers, downsizers and anyone looking to enjoy the best of conservation area living. Combining charm with modern comfort, this is a home ready to move straight into.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Front
Paved walkway, gravel area, shrub borders

Entrance Lobby
Tiled flooring, door to

Reception Room One
Wood flooring, wooden skirting boards, coving, radiator, fireplace, Sash windows and secondary glazing to front aspect

Reception Room Two
Wood flooring, wooden skirting boards, wooden beams on ceiling, dual fuel burner with bricked built chimney, radiator, staircase

Kitchen
Vinyl flooring, wooden skirting boards, matching wall and base units, induction hob, integrated double oven, Butler sink with mixer tap, tiled surround, windows to rear aspect

Family Bathroom
Vinyl flooring, wooden skirting board, wall radiator, w/c low flush, vanity sink with two taps, bath with shower attachment, tiled surround, Double glazed windows to rear aspect.

First Floor Landing
Carpet, wooden skirting boards, wood panelling, loft hatch, doors to

Bedroom One
Carpet, wooden skirting boards, radiator, windows to rear aspect, door to

En-Suite W/c
Carpet, wooden skirting boards, wc low flush, vanity sink with mixer tap.

Bedroom Two
Carpet, wooden skirting boards, radiators, fireplace, Sash Windows to front aspect.

Garden
Gravel pathway, artificial grass. paved areas, shed, shrub borders

Disclaimer

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IF YOU PEE ON THE SEAT
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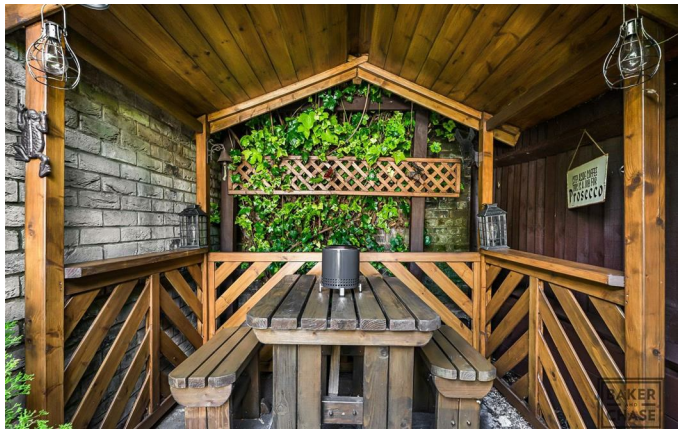

Viewings: In consideration of the current owner/occupants, please note:

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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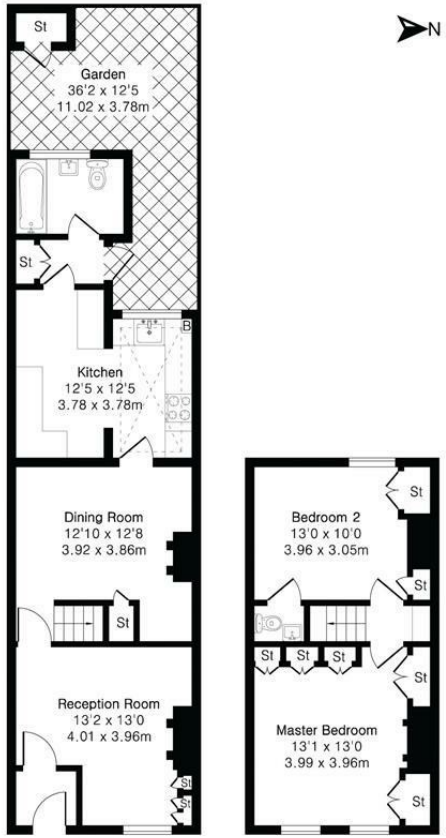
Approximate Gross Internal Area 914 sq ft - 85 sq m
Ground Floor Area 570 sq ft – 53 sq m
First Floor Area 344 sq ft – 32 sq m



PINKPLAN

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.

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

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