

# Jonathan Hunt

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**46 Chase Side, Enfield, EN2 6NF**

**£795,000**

JONATHAN HUNT are pleased to offer this rare opportunity to acquire this traditional Edwardian semi detached home located within a conservation area close to the local shopping and transport hubs of Enfield Town and Enfield Chase Railway Station. The property is offered in excellent condition throughout and benefits from many original features. The accommodation comprises **THREE DOUBLE BEDROOMS**, an impressive hallway, Living room and Dining room with marble fireplaces, Kitchen/Breakfast room and secluded gardens to the rear.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE DOOR**



**FEATURE FIRPLACE**



**ENTRANCE HALLWAY**



**DINING ROOM 12'4" x 9'4" (3.78 x 2.85)**



**LIVING ROOM 15'5" in to bay x 12'5" (4.7 in to bay x 3.8)**



**CLOAKROOM**

**KITCHEN/BREAKFAST ROOM 24'10" x 11'10" (7.58 x 3.61)**



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## KITCHEN



## FIRST FLOOR



## BREAKFAST ROOM



## BEDROOM ONE 16'10" x 12'9" (5.14 x 3.9)



## FEATURE FIREPLACE



## BEDROOM TWO 12'4" x 11'8" (3.77 x 3.56)



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## BEDROOM THREE 12'1" x 9'10" (3.7 x 3)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## BATHROOM



## SEPARATE W/C

## EXTERIOR

## REAR GARDEN

## GARDENS

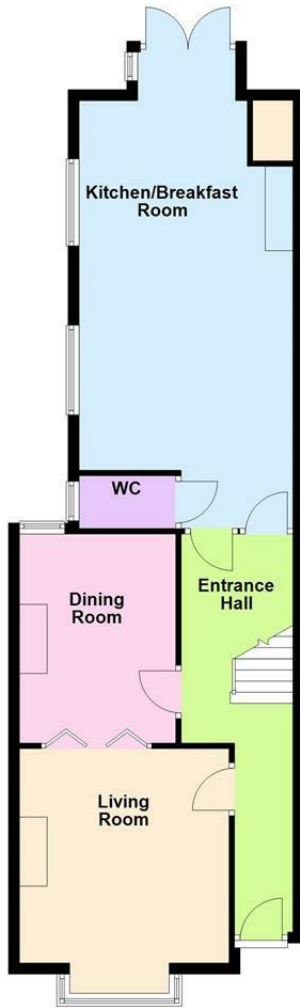
## FRONT ASPECT

## COUNCIL TAX BAND - F



**Ground Floor**

Approx. 70.3 sq. metres (756.4 sq. feet)



**First Floor**

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 132.6 sq. metres (1427.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.