



Chase Side Crescent, Enfield

Available

£415,000 (Freehold)





A two-bedroom terraced cottage in a sought-after Enfield location, offering character, convenience and excellent access to transport, green open spaces and everyday amenities.

Found in the popular Chase Side Crescent, this two-bedroom terraced cottage combines period charm with comfortable modern living. Ideally positioned within just half a mile of Gordon Hill railway station, it is perfectly suited to commuters, with regular services into central London.

The accommodation opens into a bright and spacious through lounge, creating a welcoming setting for both relaxing and entertaining. A well-appointed kitchen sits to the rear, while upstairs are two generously sized bedrooms offering comfortable and versatile living space.

Outside, the property benefits from a charming courtyard-style garden, providing a private and low-maintenance retreat that's ideal for enjoying warmer days. Offered to the market chain free, this attractive home presents an excellent opportunity for first-time buyers, downsizers or investors alike.

The property enjoys a convenient position close to a range of local amenities, including cafés, independent shops and restaurants along Chase Side. Popular nearby dining options include Chaseside Indian Restaurant, while green open spaces are plentiful, with the beautiful Forty Hall Estate and Hilly Fields Park both nearby, offering scenic walks, parkland and recreational facilities.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Paved area, gas meter box.

Lounge

Laminate wood flooring, two radiators, uPVC double glazed window to front aspect, television aerial point, understairs storage cupboard housing: fuse box and electric meter, stairs to first floor landing, door to kitchen, door to bathroom.

Kitchen

Tiled flooring, eye and base level units, uPVC double glazed door leading to rear garden, cupboard housing boiler, inset sink with mixer tap, fitted electric oven, fitted gas hob with extractor oven, integrated dishwasher, integrated fridge.

Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, heated towel rail, extractor fan, wash hand basin with mixer tap, bath with mixer tap and mains fed shower, low level WC.

First Floor Landing

Loft access, laminate wood flooring, doors to both bedrooms.

Bedroom One

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect, radiator.

Bedroom Two

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect.

Rear Garden

Paved patio area, outside tap, power point.

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.

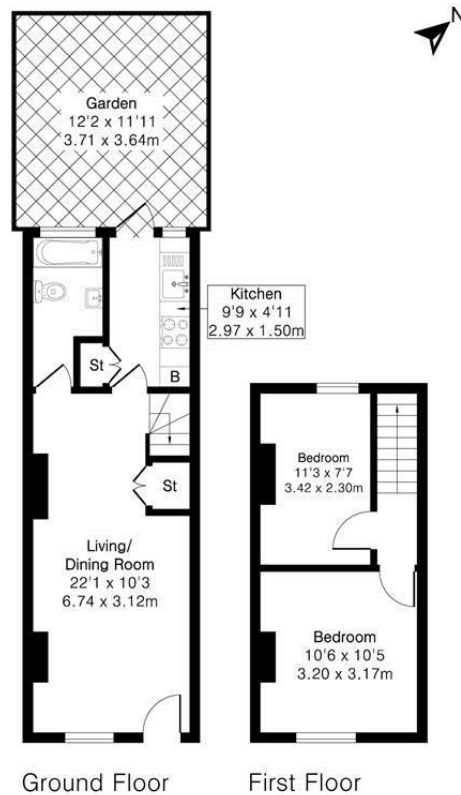


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Approximate Gross Internal Area 556 sq ft - 52 sq m

Ground Floor Area 330 sq ft - 31 sq m

First Floor Area 226 sq ft - 21 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: D