

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A (92+)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
Not energy efficient - higher running costs		G (1-20)	
EU Directive 2002/91/EC		67	79



47 Chase Ridings, Enfield, Greater London. EN2 7QE.
 £790,000

Offered to the market with no onward chain. At nearly 1500sqft this spacious detached four bedroom house is situated in a most sought after and quiet residential road, with picturesque views over greenbelt countryside adjacent.

The family home briefly comprises of four good sized bedrooms and bathroom on the first floor. with a large kitchen/diner with a great sized utility room on the ground floor along with a very large reception and also a downstairs W/C. Outside is a well looked after private rear garden and to the front a garage accessed via the homes own drive.

The family home is within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Oakwood Underground Station (Piccadilly Line) is also within easy access along with the multiple popular schools including Merryhills and Grange Park Junior Schools, Highlands Secondary School, in addition to the new Wren Academy and One Degree Academy are also within close proximity.

Reception

25' 3" x 16' 4" (7.70m x 4.98m) Front aspect double glazed window and French doors to garden, two radiators, feature fireplace, stairs to first floor

Dining Room

9' 2" x 8' 4" (2.79m x 2.54m) Side aspect double glazed window, radiator, opening onto

Kitchen

13' 7" x 8' 2" (4.14m x 2.49m) Range of eye and base level units with one and half bowl sink, electric hob with extractor over, double oven and microwave opposite, plumbing and space for dishwasher, tiled floor and splashbacks, opening onto

Utility Room

10' 6" x 7' 5" (3.20m x 2.26m) Rear aspect double glazed window, plumbing and space for washing machine, tiled floor

Downstairs W/C

Bedroom 1 / En Suite

12' 11" x 11' 4" (3.94m x 3.45m) Front aspect double glazed window, fitted wardrobes, radiator, large shower cubicle

Bedroom 2

12' 4" x 9' 10" (3.76m x 3.00m) Rear aspect double glazed window, radiator

Bedroom 3

12' 11" x 8' 4" (3.94m x 2.54m) Front aspect double glazed window, radiator, fitted wardrobe

Bedroom 4

8' 7" x 8' 4" (2.62m x 2.54m) Rear aspect double glazed window, radiator, fitted wardrobe

Bathroom

Rear Aspect double glazed frosted window, panel enclosed bath with shower, low level WC, vanity wash hand basin, heated towel rail, tiled walls

Garden

Mainly laid to lawn with raised flower beds, patio area with electric awning, outside tap

Garage

16' 4" x 8' 4" (4.98m x 2.54m) Accessed via own drive, electric up and over door, power and light. and wall mounted combi boiler

