



9 Spire Court 60 Chase Side, Enfield, EN2 6ND

£450,000



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Welcome to this charming flat located at 60 Chase Side, Enfield, a delightful property that perfectly combines comfort and convenience. This well-appointed residence features two spacious reception rooms one of which can be used as an additional double bedroom. With two additional generously sized bedrooms, each boasting its own en-suite bathroom, this flat is ideal for those seeking privacy and modern living.

Constructed in the early 2000s the spacious communal areas are well kept with a large lift serving all floors, the property benefits from contemporary design and amenities, ensuring a comfortable lifestyle with large rooms and a wide hallway. The flat is situated in the highly sought-after area of Chase Side, known for its vibrant community and accessibility. Residents will appreciate the close proximity to Enfield Town Shopping Centre, where a variety of shops, cafes, and restaurants await, making it easy to enjoy local amenities.

For those who rely on public transport, the property is conveniently located to both Enfield Chase and Gordon Hill overground stations, providing easy access to London and beyond. Additionally, the flat includes gated allocated parking for one vehicle, along with extra visiting spaces, ensuring that both residents and guests have convenient parking options.

This property presents a wonderful opportunity for anyone looking to settle in the area while enjoying the comforts of a modern flat. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat on Chase Side is sure to meet your needs. Don't miss the chance to make this lovely home your own.



Hallway

Storage cupboard, airing cupboard and doors leading to all rooms.

Lounge 17'6" x 12'0" (5.33m x 3.66m)

Double glazed window to front aspect, double glazed patio doors leading to Juliette balcony and two radiators.

Dining Room/Bedroom Three 11'8" x 9'4" (3.56m x 2.84m)

Double glazed patio doors leading to Juliette balcony and radiator.

Kitchen/Diner 17'0" x 9'4" (5.18m x 2.84m)

Double glazed window to front aspect, eye and base level units with granite work top surfaces, stainless steel sink with mixer tap, integrated washing machine, dish washer, under counter fridge and under counter freezer, fitted electric oven, gas hob and extractor hood, spotlights, radiator, tiled floor and part tiled walls.

Bedroom One 17'6" (max) x 10'5" (5.33m (max) x 3.18m)

Double glazed window to rear aspect, fitted wardrobe, radiator and door leading to ensuite.

Ensuite

Double shower cubicle, low flush W.C, pedestal wash hand basin with mixer tap, radiator, tiled walls and floor.

Bedroom Two 14'0" (max) x 11'8" (4.27m (max) x 3.56m)

Double glazed window to rear aspect, radiator, fitted wardrobe and door leading to ensuite.

Ensuite

Tile enclosed bath with mixer tap and shower attachment, low flush W.C, sink with mixer tap, radiator, spotlights, tiled floor and walls.

W.C

Low flush W.C, sink with mixer tap, radiator and spotlight.

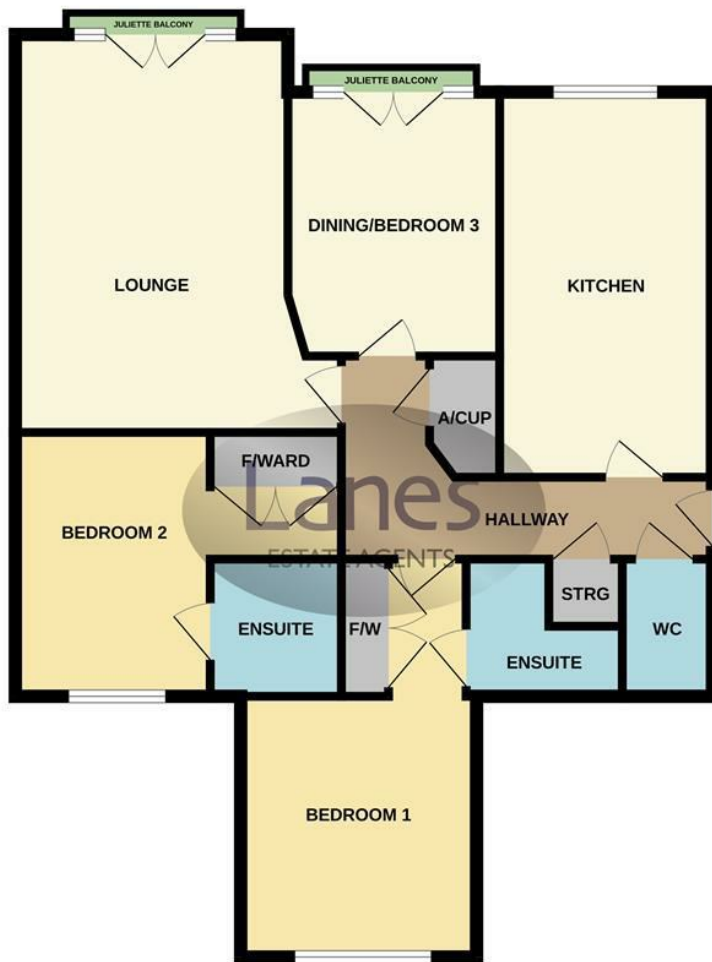
Lanes Estate Agents Enfield Reference Number

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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	

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

