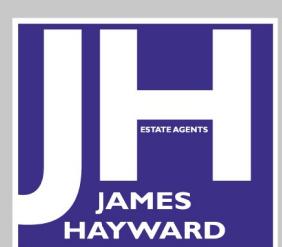




Chace Village Road | Enfield | EN2 8FU

Price Guide £630,000



## Key features

- CHAIN FREE - MODERN SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS (ONE WITH WALK IN WARDROBE)
- RECEPTION-KITCHEN-LIVING ROOM WITH DIRECT ACCESS TO GARDEN
- FIRST FLOOR FAMILY BATHROOM & EN-SUITE TO PRIMARY LOFT ROOM
- GROUND FLOOR GUEST CLOAKROOM
- GOOD SIZED GARDEN
- OFF STREET PARKING FOR TWO VEHICLES & ELECTRIC CHARGING POINT
- SOLAR PANELS FOR GREENER ENERGY
- CLOSE TO WREN ACADEMY & SOME HIGHLY REGARDED SCHOOLS
- WITHIN EASY REACH OF TRANSPORT & MOTORWAY LINKS & ENFIELD TOWN CENTRE

## Description

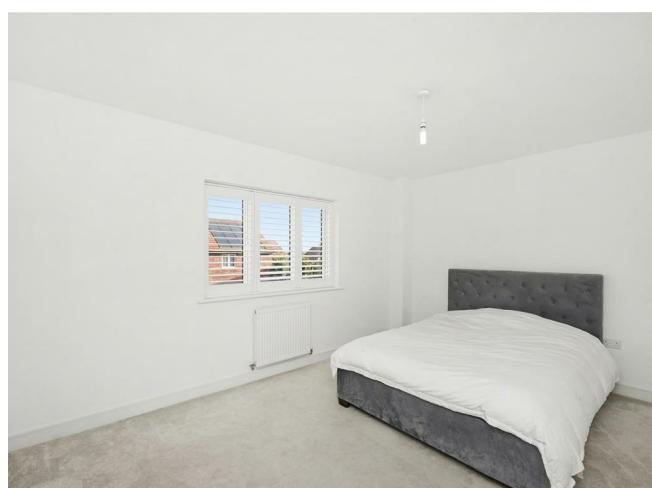
Nestled in Chace Village Road, Enfield, this delightful modern semi-detached house, offers a perfect blend of comfort and modern living. Spanning an impressive 1,158 square feet, the property boasts three generously sized double bedrooms (with loft room offering a walk in wardrobe) making it an ideal home for families or those seeking extra space.

The heart of the home is undoubtedly the good-sized modern kitchen-dining-reception area, with direct access to the garden and provides an inviting space for both cooking and entertaining. The layout is designed to enhance family life, with ample room for dining and socialising. Additionally, the ground floor cloakroom adds a practical touch, ensuring convenience for both residents and guests.

The property features two well-appointed bathrooms, including an ensuite shower in the primary loft bedroom, providing a private retreat for relaxation. This thoughtful design, ensures privacy and benefits occupants.

For those with vehicles, the property offers parking for two vehicles, along with the added benefit of an electric charging point, making it suitable for modern electric cars.

Chace Village Road is a desirable location, close to the Wren Academy and within easy reach of main line stations, motorway links and green spaces and is known for its community spirit and accessibility to local amenities. This semi-detached house is not just a property; it is a place where memories can be made. With its blend of modern features and spacious living, it presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood.



## Directions



A delightful modern three double bedroom semi detached home, just waiting for you to move in. The property provides ample living and storage space, has two bathrooms and a guest cloakroom, benefitting all occupants and visitors alike. The modern kitchen-dining-reception room encourages inclusive family time and has direct access to the good sized garden. In addition there is off street parking for two vehicles, an electric charging point and solar panels for greener energy. Location wise, the property is within easy reach of Wren Academy, an abundance of local amenities, transport & motorway links.



## Floor plans



Approximate Gross Internal Floor Area : 107.60 sq m / 1158.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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