

KENILWORTH CRESCENT, ENFIELD EN1



EXCELLENT OPPORTUNITY..! THIS NICELY PRESENTED & CHARMING THREE BEDROOM FAMILY HOME, Nestled within this POPULAR & SOUGHT AFTER TREE LINED RESIDENTIAL TURNING with GOOD SIZED ACCOMMODATION throughout. Fitted kitchen Units & Appliances, Conservatory, UPVC Double Glazing, Gas Central Heating, Southerly Facing Gardens with Gated Access to Garage located to the Rear. Accessible to the Village Feeling LANCASTER ROAD HIGH STREET Amenities with its wide of range of Independent Shops & Café Bars, also the POPULAR PARKLANDS of FORTY HALL & Crews Hill Popular with Families & In our Opinion GOOD SCHOOLING For All Ages. VIEWING HIGHLY RECOMMENDED.

The Property OFFERS SPACIOUS BEDROOMS In Addition Having Further Scope (Subject To Planning & Building Regulations) in Extending the LOFT AREA CREATING FURTHER BEDROOMS or MASTER BEDROOM with EN-SUITE & the GROUND FLOOR. In Our Opinion Creating a GENEROUS FAMILY HOME For GROWING FAMILIES. A Choice of Transport Links Including Rails Links LEADING Into the CITY OF LONDON. NO UPWARD CHAIN..!

All Viewings Strictly by Appointment & Contacting Church's Enfield Branch.

OFFERS IN EXCESS OF: £525,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via party glazed upvc double glazed door leading into the reception hallway.

RECEPTION HALLWAY:

11' 0" x 5' 4" (3.35m x 1.63m - Narrowing to 2'5)
Stairs leading to first floor landing, laminated flooring, radiator, coving to ceiling & double Georgian Door leading into the lounge.

LOUNGE - DINING AREA:

24' 5" x 8' 10" (7.44m x 2.69m - Into Bay)
In our opinion useable space, TV point, radiator, coving to ceiling, upvc double glazed window to front aspect with open access leading to the dining area & sliding double glazed doors, which leads into the conservatory, which over looks the rear gardens.

CONSERVATORY:

10' 5" x 9' 10" (3.17m x 3.00m)
Brick built base combining upvc double glazing doors leading onto the rear gardens heaters, laminated flooring & in our opinions enjoying views over the nicely presented gardens,

KITCHEN:

11' 0" x 5' 10" (3.35m x 1.78m)
In our opinion nicely fitted to a mutual scheme, featuring built-in NEFF 4 ring hob with extractor hood above, electric oven, built-in NEFF washing machine & built-in dish washer, single sink unit with mixer taps, inserted spot lighting, range of fitted units to base & eye level with display cabinets, cream tiling, laminated flooring & upvc double glazed door & window over looking the rear gardens along with access.

FIRST FLOOR LANDING:

8' 0" x 5' 0" (2.44m x 1.52m)
Coving to ceiling, access to the loft area, doors leading to bedrooms & family bathroom.

BEDROOM ONE:

13' 5" x 10' 0" (4.09m x 3.05m -Into Bay)
In our opinion, is usable space, radiator, coving to ceiling, spot

lighting, fitted floor to ceiling wardrobes & upvc double glazed window to front aspect.

BEDROOM TWO:

11' 5" x 8' 5" (3.48m x 2.57m)
To fitted floor to ceiling, mirrored wardrobes, radiator, coving to ceiling, spot lighting & upvc double glazed window to rear aspect.

BEDROOM THREE:

8' 5" x 6' 0" (2.57m x 1.83m)
Radiator, coving to ceiling & upvc double glazed window to front aspect.

BATHROOM:

In Our Opinion nicely fitted suite comprising of floating sink unit with mixer taps, panelled bath with mixer taps & fitted shower attachment, lowe flush wc, fully tiled walls, laminated flooring, heated towel rail, spot lighting, extractor fan & upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Mature gardens with flower & shrubs borders to front & hard standing wall.

REAR:

In our opinion, nicely presented & mature gardens, southerly facing to patio areas, mainly lawn with flower & shrub borders, combining rockery-pond, access to the garage along rear garden and access to the rear communal service road.

GARAGE:

18' 0" x 9' 0" (5.49m x 2.74m)
Power & lighting, access is gated via gated access.

ADDITIONAL ESTATE AGENTS NOTES:

In Our Opinion Nicely Decorated Throughout This 1930's Bay Fronted Family Home & Having A Warm & Inviting Atmosphere, along with Spacious & Airy Rooms, Providing Access to the Nearby Popular Schooling Bus Routes Leading in to North London, Choice of Rail Stations Leading into The City of London. Accessible to Abundance of Amenities &

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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Green Spaces including Forty Hall, Parklands Popular with Families, Walkers & Joggers. Wonderful Opportunity..!

ADDITIONAL INFORMATION:

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Ground Floor

First Floor

Kenilworth Crescent, Enfield, EN1 3RD

Approximate Gross Internal Floor Area : 85.40 sq m / 919.23 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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