



Kenilworth Crescent, Enfield

Under Offer (SSTC)

£625,000 (Freehold)





A spacious and well-maintained four-bedroom family home, spread across three floors and perfectly placed for access to local schools, shops, and transport links.

Set across three levels, this well-presented four-bedroom mid-terrace home offers a fantastic amount of space, both inside and out. The property opens via a practical porch into a bright inner hallway, complete with spotlights, laminate wood flooring and handy understairs storage housing the fuse box and meters. The front reception room is a welcoming space, featuring a large double-glazed window, gas fireplace and fitted shelving, ideal for relaxed evenings in.

At the rear, the full-width kitchen/diner is a standout feature, with two Velux windows and direct access to the northeast-facing garden. It's fully fitted with modern units, integrated appliances including a dishwasher, oven and microwave, a gas hob with extractor, and space for a freestanding fridge/freezer. The layout is well thought out and perfect for day-to-day living and entertaining alike.

The first floor hosts three well-sized bedrooms – two with sleek laminate flooring and one carpeted – alongside a family bathroom with a mains-fed shower over the bath, wash hand basin and WC. The top floor is home to the main bedroom, which benefits from fitted wardrobes, ample natural light from two Velux windows and a rear window, plus under-eaves storage housing the boiler. A stylish shower room completes the upper level.

The private rear garden features a mix of patio, lawn and decked areas, with access to a garage that has power, lighting, and an electric up-and-over door. Off-street parking is available at the front.

Kenilworth Crescent is ideally located just 0.8 miles from Gordon Hill Station and 0.9 miles from Enfield Town Station, both offering direct links into central London. Enfield Town's shops, cafes and restaurants are within easy reach, and Forty Hall Country Park is just 0.4 miles away. Local schools include Lavender Primary and Enfield County, both within half a mile.

Local Authority: Enfield
Council Tax Band: D

Porch

Frosted uPVC Double Glazed Window To Side Aspect, Door Leading To Inner Hallway.

Inner Hallway

Laminate Wood Flooring, Radiator, Stairs To First Floor Landing, Coving To Ceiling, Spotlights To Ceiling, Understairs Storage Cupboard Housing Fuse Box, Gas And Electric Meters, Door To Lounge, Door To Kitchen/Diner.

Lounge

uPVC Double Glazed Window To Front Aspect, Double Radiator, Coving To Ceiling, Gas Fireplace With Surround, Spotlights To Ceiling, Laminate Wood Flooring, Fitted Shelving.

Kitchen/Diner

uPVC Double Glazed Window To Rear Aspect, Two Velux Windows, uPVC Double Glazed Door Leading To Rear Garden, Laminate Wood Flooring, Spotlights To Ceiling, Radiator, Vertical Radiator, Eye And Base Level Units, Stainless Steel Sink With Mixer Tap, Integrated Dishwasher, Cupboard Housing Dryer, Fitted Electric Oven, Fitted Microwave, Space For Fridge/Freezer, Fitted Gas Hob With Extractor Over.

First Floor Landing

Carpet, Stairs To Second Floor Landing, Doors To Bedrooms Two, Three, And Four, Door To Bathroom.

Bedroom 2

uPVC Double Glazed Window To Front Aspect, Laminate Wood Flooring, Radiator, Fitted Wardrobes.

Bedroom 3

uPVC Double Glazed Window To Rear Aspect, Laminate Wood Flooring, Radiator, Cupboard Housing Water Cylinder.

Bedroom 4

uPVC Double Glazed Window To Front Aspect, Carpet, Radiator.

Bathroom

Frosted uPVC Double Glazed Window To Rear Aspect, Part Tiled Walls, Low Level WC, Pedestal Wash Hand Basin With Mixer Tap (With Storage Under), Paneled Bath With Mixer Tap.

Second Floor Landing

Velux Window, Carpet, Door To Shower Room, Door To Bedroom One.





Bedroom 1

uPVC Double Glazed Window To Rear Aspect, Two Velux Windows, Carpet, Fitted Wardrobes, Radiator, Spotlight To Ceiling, Under Eaves Storage Housing Boiler.

Shower room

Frosted uPVC Double Glazed Window To Rear Aspect, Tiled Flooring, Tiled Walls, Spotlight To Ceiling, Extractor Fan, Heated Towel Rail, Low Level WC, Wash Hand Basin With Mixer Tap, Walk-In Shower Cubicle With Mains-Fed Shower.

Rear Garden

Paved Patio Area, Part Laid To Lawn, Further Decking Area To Rear, Outside Tap, Door Leading To Garage.

Garage

Power And Lighting, Electric Up And Over Door.

Front Garden

Paved For Off-Street Parking.

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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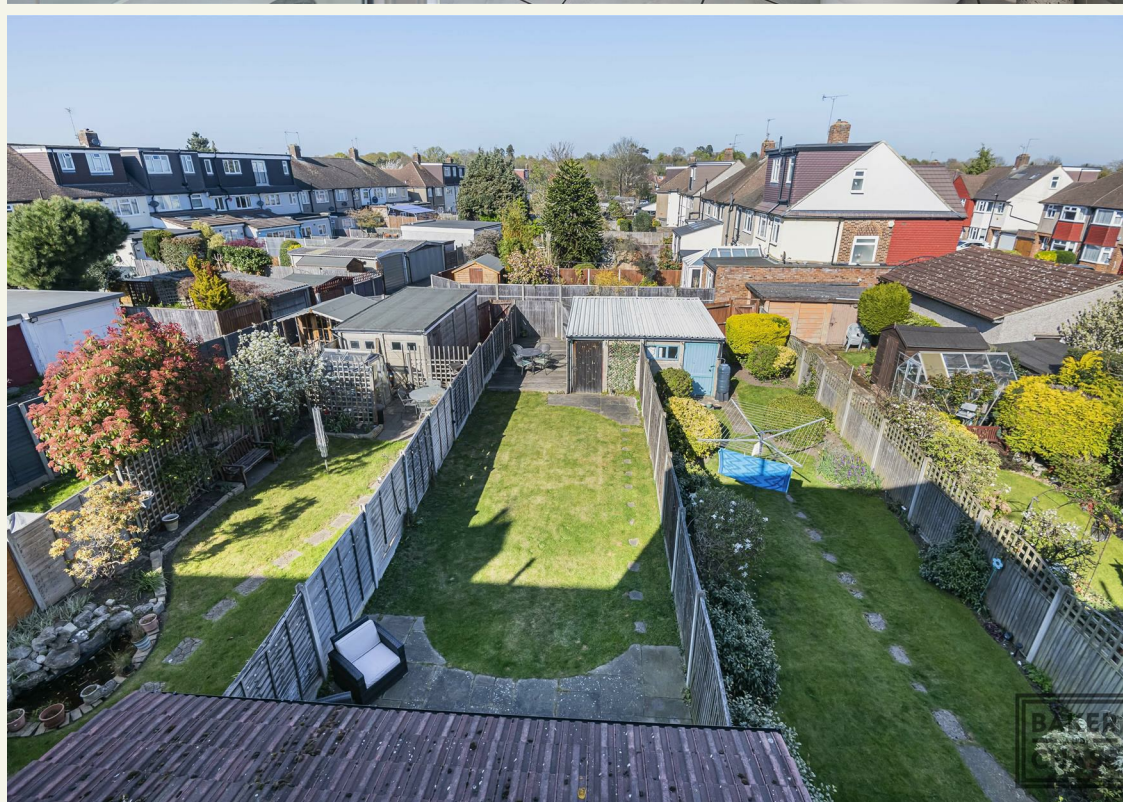
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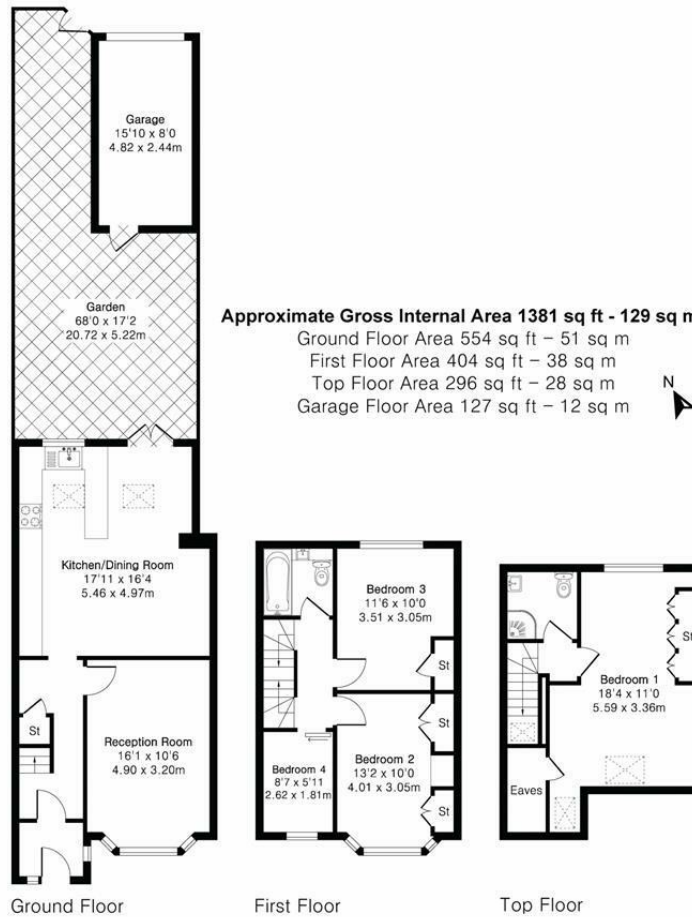
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EPC Rating C / Local Authority: Enfield / Council Tax Band: D

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