



JR Sales & Letting

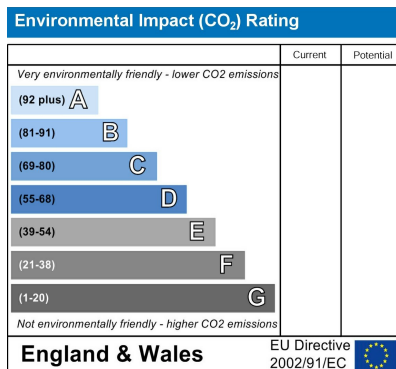
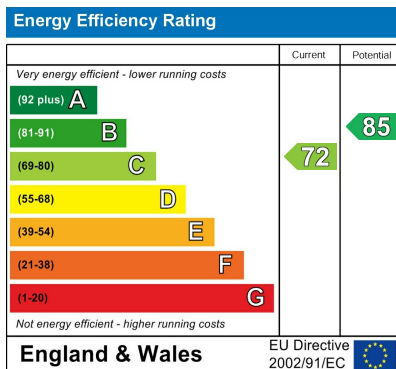
**Bedford Crescent
Enfield**



**£529,950
Freehold**

Stunning Family Home with Modern Features. This beautifully presented home boasts an open-plan kitchen/dining room with a center island and sleek aluminum bi-folding doors leading to the garden. The property features a through lounge/dining room, two bathrooms (one on the first floor and one on the ground floor), and a boarded loft room with Velux windows. Additional highlights include a contemporary laminate wooden flooring throughout, an off-street block-paved driveway, and a good-sized outbuilding with Utility area and Games Room. Located within walking distance to local shops and amenities, as well as Turkey Street and Enfield Lock British Rail stations, this home offers both convenience and style. Don't miss out on this exceptional property—schedule a viewing today!

- **Open Planned Kitchen/Dining Room with Centre Island**
 - **Aluminium Bi-Folding doors to Garden**
 - **Through Lounge/Dining Room**
- **Two Bathrooms (First Floor & Ground Floor)**
 - **Boarded Loft Room with Velux Windows**
 - **Off Street Block Paved Driveway**
- **Contemporary Laminate Wooden Flooring Throughout**
 - **Good Sized Outbuilding**
- **Walking Distance - Local Shops & Amenities**
- **Turkey Street & Enfield Lock British Rail Stations**



Entrance

Double glazed anthracite entrance door with opaque side windows to the:-

Porch

Porcelain tiled floor. Built in cloaks cupboard and shower storage. Glazed double doors to the:-

Hallway

Column feature radiator. Cupboard housing meters. Stairs to first floor with glass balustrade with storage cupboard under. Walnut laminate flooring. Coving to ceiling. Inset spotlights. Door to:-

Bathroom

Porcelain tiled walls and floor. Low flush W.C. with push button flush. Roll top bath with mixer tap and hand shower attachment. Inset niches in the tiling. Extractor fan. Coving to ceiling. Inset spotlights. Wall hung vanity wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Wall lights.

Living Room

21'4 x 12'9
Double glazed Georgian style windows to the front. Three Column radiators. Walnut laminate flooring. Coving to ceiling. Inset spotlights. Open plan to:-

Open Plan Kitchen/Diner

17'3 x 15'9
Aluminium double glazed bi-folding doors to the rear. Feature column radiator. Inset spotlights to ceiling. Inset stainless steel extractor fan with LED lights. Centre island with quartz worktops over incorporating gas four ring hob and built in oven under. Integrated fridge freezer. Integrated dishwasher. Gloss white wall and base fitted units with quartz worktops over. Underslung stainless steel sink with mixer tap. Quartz up stands. Cupboard housing Vaillant boiler. Glass splash backs.

First Floor Landing

Inset spotlights to ceilings. Glass balustrade. Cast iron spiral staircase to the loft room. Doors to:-

Bedroom 1

11'6 x 11'2
Double glazed Georgian style bay window to the front. Feature column radiator. Inset spotlights. Coving to ceiling.

Bedroom 2

12'1 x 9'3
Double glazed window to the rear. Radiator. Walnut laminate flooring. Inset spotlights.

Bedroom 3

7' x 7'1
Georgian style double glazed window to the front. Inset spotlights. Column radiator. Coving to ceiling. Walnut laminate flooring.

Family Bathroom

Opaque double glazed window to the rear. Inset spotlights. Extractor fan. Suite comprising of low flush W.C. with push button flush. Quadrant shower cubicle with mixer valve with rain head and hand attachment. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Column radiator. Extensively tiled walls in complimentary porcelain.

Loft Room

17'5 x 6'9
Two double glazed Velux windows to the rear. Built in storage cupboards into the eaves. Radiator. Laminate wooden floor.

Garden

Outbuilding Utility Room

19'5 x 9'4
Opaque double glazed window and door to the rear. Inset spotlights. French doors to the garden. Range of wall and base fitted units with a stainless steel sink and mixer tap and drainer. Plumbing for washing machine. Space for tumble drier. Space for tall fridge freezer. Splash back. Walnut laminate flooring. Door to:-

Outbuilding Games Room

20' x 9'
Double glazed window to the front. Inset spotlights to ceiling. Laminate wooden floor.



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