



**Park Crescent, Enfield, EN2 6HS**



**welcome to**

**Park Crescent, Enfield**

Barnfields are delighted to offer for sale this extended, three bedroom semi-detached family house in a popular turning off London Road, within a few minutes walk of Enfield Town Park and within close proximity of both Enfield Town and Bush Hill Park Overground Station and Enfield Town Multiple Shopping Centre.

The property has been renovated by the current owner but does require some "finishing off" in places.



### Hallway

Wood flooring, radiator, double glazed window to side.

### Lounge

14' 8" x 13' at widest ( 4.47m x 3.96m at widest )  
Fitted carpet, double glazed window to front, feature fireplace, spotlights.

### Kitchen/ Breakfast Room

20' 4" x 17' 5" at widest ( 6.20m x 5.31m at widest )  
Fitted wall and base units with attractive granite worktops incorporating stainless steel undermount sink and breakfast bar, ceramic hob with extractor above and built-in oven beneath, built-in dishwasher, additional range of units with built-in microwave and coffee machine, spotlights, built-in desk/work station, ceramic tiled floor, three Velux windows to roof, range of double glazed sliding patio doors to rear, door to:-

### Utility Room

Ceramic tiled floor, spotlights, plumbing for washing machine and space for tumble dryer.

### Downstairs WC

Low level WC, contemporary hand basin with storage beneath, double glazed window to side, ceramic tiled walls and floor.

### First Floor

### Landing

Fitted carpet, double glazed window to side.

### Bedroom One

12' 5" x 12' 4" at widest ( 3.78m x 3.76m at widest )  
Fitted carpet, double glazed windows to front, fireplace recess, radiator.

### Bedroom Two

13' 2" x 10' 9" at widest ( 4.01m x 3.28m at widest )  
Fitted carpet, double glazed windows to rear, radiator.

### Bedroom Three

9' 9" x 8' at widest ( 2.97m x 2.44m at widest )  
Fitted carpet, double glazed windows to rear, radiator.

### Bathroom

Newly fitted suite of Jacuzzi bath with shower attachment, low level WC, step-in shower unit, basin with cupboard beneath, chrome heated towel rail, tiled walls and floor, double glazed windows, spotlights.

### Outside

### Garden

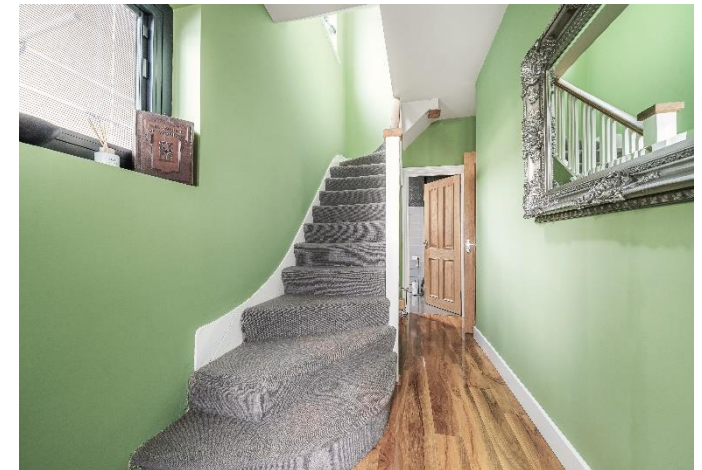
Patio area with artificial lawn and pergola, side access gate.

### Lodge

An approximately 21' x 19' at widest lodge with double glazed window and doors to front and laminate flooring. It is currently partitioned into three versatile spaces.

### Off-Street Parking

Brick paved for two cars.



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welcome to

## Park Crescent, Enfield

- Three Bedrooms
- Spacious Lounge
- Extended Kitchen / Breakfast Room
- Utility Room
- Downstairs WC

Tenure: Freehold EPC Rating: D

**£675,000**



Please note the marker reflects the postcode not the actual property



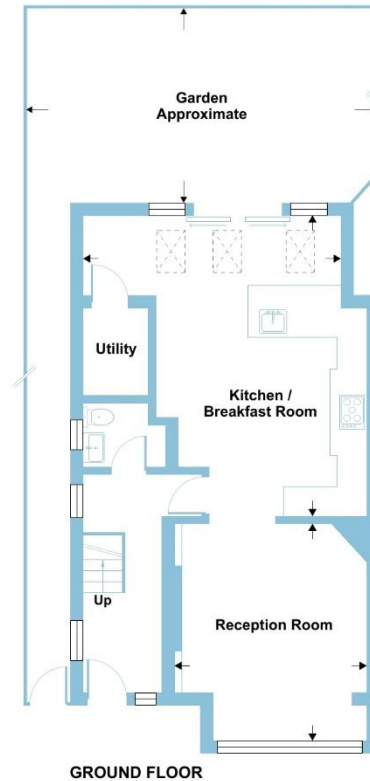
## Park Crescent, Enfield, EN2

Approximate Area = 1139 sq ft / 105.8 sq m

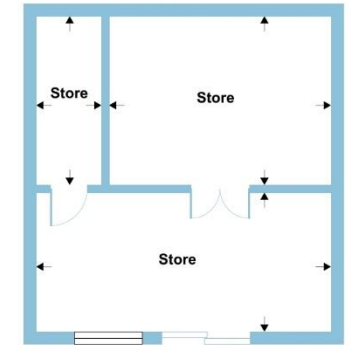
Outbuilding = 424 sq ft / 39.4 sq m

Total = 1563 sq ft / 145.2 sq m

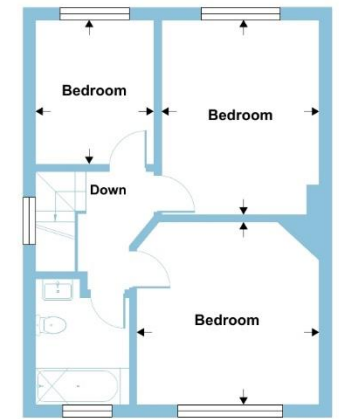
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscm 2023. Produced for Barnard Marcus. REF: 944251



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Property Ref:  
ENF103508 - 0009

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