



**Kenilworth Crescent, Enfield, EN1 3RG**

**welcome to**

**Kenilworth Crescent, Enfield**

Delightful and extended three bedroom end of terrace family house situated in this quiet residential crescent, just minutes from good schools, local shops, parks, greenbelt countryside and within easy access of both Enfield Town with its multiple shopping facilities, the A10 with its abundance of retail parks and the M25 Motorway.

The well-presented property has been extended to the rear by the current vendors and is bright and spacious throughout.



### Entrance Hall

Wood effect floor, coving to ceiling, double radiator, dado rail, understairs storage cupboard.

### Through Lounge

22' 3" x 10' 8" max ( 6.78m x 3.25m max )

Wood effect floor, coving to ceiling, double radiator, dado rail, fireplace and hearth with inset gas fire, archway to kitchen/diner.

### Kitchen / Diner

16' 2" x 15' 8" narrowing to 6' 7" ( 4.93m x 4.78m narrowing to 2.01m )

Fitted in a range of cream wall and base units, one and half bowl stainless steel sink and drainer inset to contrasting work surface, tiled splashback, cooker space, integrated dishwasher, integrated fridge-freezer, two double radiators, ceramic tiled floor, coving to ceiling, double glazed double doors to garden.

### First Floor

#### Landing

Wood effect floor, window to side, access to boarded loft with pull down ladder, cupboard housing gas central heating boiler.

#### Bedroom One

12' 7" x 10' 2" max ( 3.84m x 3.10m max )

Solid wood floor, double radiator, double built-in wardrobe cupboard with cupboard over bed space.

#### Bedroom Two

12' 6" into wardrobes x 10' ( 3.81m into wardrobes x 3.05m )

Wood effect floor, double radiator, full range of floor to ceiling wardrobe cupboards with sliding doors.

#### Bedroom Three

9' 9" max x 5' 11" ( 2.97m max x 1.80m )

Fitted carpet, built-in wardrobe cupboard with cupboard over bed space, double radiator.

#### Bathroom

8' 9" x 5' 11" ( 2.67m x 1.80m )

Fitted with panelled bath with mixer tap and shower attachment, glass shower screen, vanity basin with cupboard under, low flush WC, heated towel rail, ceramic tiled floor, fully tiled walls.

#### Outside

##### Front Garden

Off-street parking, side pedestrian access to rear garden via secured gate.

##### Rear Garden

Generous south facing rear garden, laid to lawn with large paved patio, side access, pond, water feature, tap, flowers and shrubs, off-street parking for two vehicles.

##### Cast Concrete Double Garage

23' 1" x 18' 1" ( 7.04m x 5.51m )

Power and light, up and over doors to rear.



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welcome to

## Kenilworth Crescent, Enfield

- Spacious Through Lounge
- Extended Kitchen / Diner
- South Facing Rear Garden
- Double Garage With Off-Street Parking For Several Vehicles
- Quiet Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

# £630,000



Please note the marker reflects the postcode not the actual property

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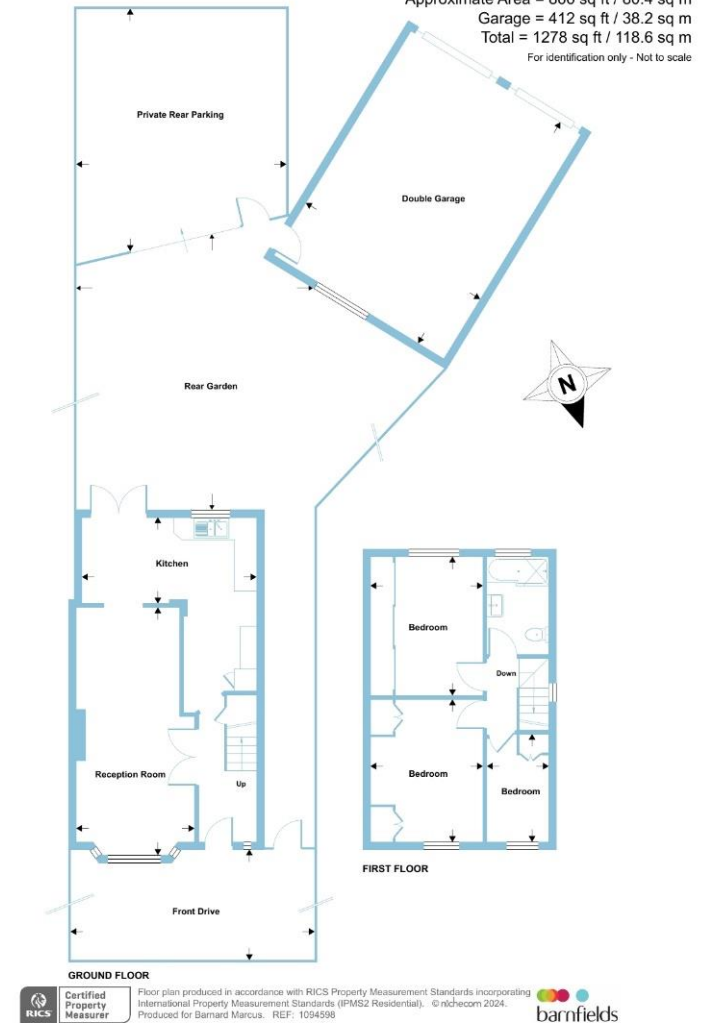
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## Kenilworth Crescent, Enfield, EN1

Approximate Area = 866 sq ft / 80.4 sq m  
Garage = 412 sq ft / 38.2 sq m  
Total = 1278 sq ft / 118.6 sq m  
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Barnard Marcus. REF: 1094998 barnfields



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