



Lindal Crescent, Enfield, EN2 7RP

welcome to
Lindal Crescent, Enfield

Barnfields are delighted to offer for sale this beautifully presented three bedroom house in a most sought after quiet location, close to the picturesque Boxers Lake and within a short walking distance of Grange Park and Merryhills Primary Schools and Highlands Secondary School. Both Oakwood Underground Station (Piccadilly Line) and Grange Park Rail Station (Moorgate Line) are within easy reach. Enfield Town multiple shopping centre is just 2 miles away.

The property has been refurbished to a high standard throughout by the current vendor and must be viewed to be fully appreciated. Features include:-



Entrance Hall

Ceramic tiled floor, radiator and cover.

Lounge

16' 7" max x 14' 3" max (5.05m max x 4.34m max)
Engineered oak flooring, two radiators one with cover, sliding double glazed patio doors to conservatory.

Conservatory

14' 9" x 12' 4" (4.50m x 3.76m)
Delightful double glazed conservatory, engineered wood flooring, two radiators, double glazed French windows to garden.

Kitchen / Diner

20' max x 11' (6.10m max x 3.35m)
The Kitchen area is beautifully and comprehensively fitted in modern units, comprising base units with worktops, inset one and half bowl stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in double oven, integrated dishwasher, washing machine, tumble dryer, three large storage cupboards.

First Floor

Landing

Fitted carpet.

Bedroom One

13' 10" x 12' 4" (4.22m x 3.76m)
Fitted carpet, radiator, range of modern built-in wardrobe cupboards and drawer unit.

Bedroom Two

12' 8" x 9' 2" (3.86m x 2.79m)
Fitted carpet, radiator.

Lobby - Formerly Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)
Used as extra landing with storage cupboard, fitted carpet. Easy rising staircase to bonus loft room.

Bathroom / WC

Panelled bath, vanity wash hand basin, low flush WC (white suite), double walk-in shower cubicle, ceramic tiled floor, part ceramic tiled walls, heated towel rail.

Second / Top Floor

Bedroom Three

22' 7" x 10' 7" (6.88m x 3.23m)
Fitted carpet, eaves cupboards, wall mounted combination gas central heating boiler, velux windows.

Outside

Front Garden

Attractively brick paved with off-street parking for two cars.

Rear Garden

Approximately 70' of south facing rear garden, attractive full width patio, laid to lawn, flower and shrub borders, large timber shed.





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welcome to

Lindal Crescent, Enfield

- Newly Tiled Roof
- 70' South Facing Rear Garden
- Parking For 2 Cars
- Spacious Attractive Lounge
- Conservatory

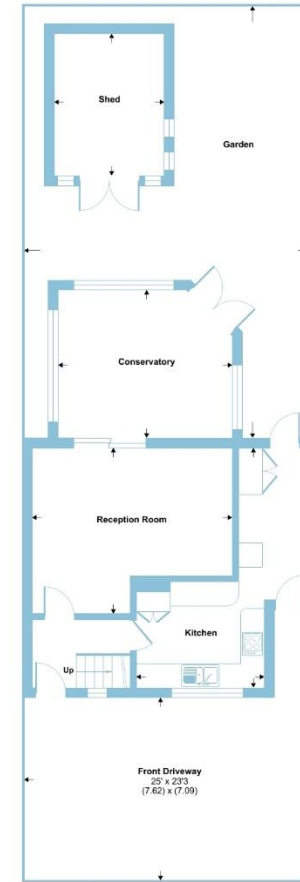
Tenure: Freehold EPC Rating: Awaiting

£600,000

Please note the marker reflects the postcode not the actual property



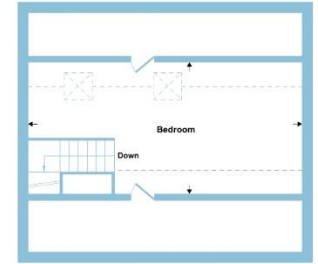
Denotes restricted head height



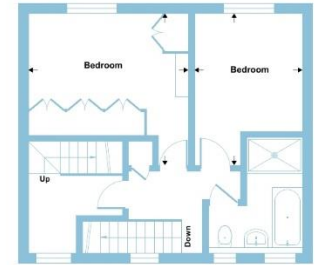
GROUND FLOOR

Lindal Crescent, Enfield, EN2

Approximate Area = 1248 sq ft / 115.9 sq m
Limited Use Area(s) = 283 sq ft / 26.2 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1639 sq ft / 152.1 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1152412



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Property Ref:
ENF104504 - 0003

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