



**Hillside Crescent, Enfield, EN2 0HR**

**welcome to**  
**Hillside Crescent, Enfield**

Barnfields are delighted to offer for sale this extensively extended, four bedroom double fronted house in a most sought after location next to Hilly Fields Country Park and within a short walk from Gordon Hill Overground Station (Moorgate Line) and the new Wren Academy Secondary School. The property has been finished to a high standard throughout and benefits from an additional piece of land to the rear with a detached garage in situ.

This chain free property must be viewed to fully appreciate its appeal.



### **Entrance Hall**

Via composite front door flanked by double glazed windows, tiled floor, double doors opening to the kitchen/living room.

### **Front Lounge**

13' 5" x 13' 3" ( 4.09m x 4.04m )

Bay of double glazed windows to front with fitted blinds, solid oak flooring, spotlights, underfloor heating.

### **Kitchen / Living Room**

31' 5" x 21' 3" at widest ( 9.58m x 6.48m at widest )

A vast room with three sets of double glazed bi-fold doors with fitted blinds opening to the garden, tiled floor with underfloor heating, spotlights, incorporating:-

### **Kitchen Area**

Range of fitted white gloss wall and base units with grey toning Quartz worktops and upstands, electric induction hob with extractor above, two built-in ovens and microwave, under counter lighting, island with dark grey gloss base units, grey toning Quartz worktop undermount sink, integrated dishwasher and microwave, spotlights.

### **Utility Room**

Range of fitted white gloss wall and base units with grey toning Quartz worktops and upstands, plumbing for washing machine and space for a tumble dryer, double glazed window to side, tiled floor, spotlights, underfloor heating, door to:-

### **Downstairs WC**

Low level WC, wall mounted hand basin, spotlights.

### **Garage**

Internal door opening to the garage area with wall mounted boiler and large hot water cylinder. Roller door from front.

### **First Floor**

#### **Landing**

Fitted carpet, loft hatch opening to ample loft storage space.

### **Bedroom One**

12' 8" x 12' 1" at widest ( 3.86m x 3.68m at widest )

Dual aspect room with double glazed windows to side and fitted blinds, fitted carpet radiator, spotlights.

### **En-Suite**

Large fully tiled step-in shower unit, hand basin with drawers beneath, low level WC, chrome heated towel rail, spotlights, fully tiled walls and floor, double glazed window to side.

### **Bedroom Two**

13' 5" x 12' 5" at widest ( 4.09m x 3.78m at widest )

Bay of double glazed windows to front and fitted blinds, fitted carpet, radiator, spotlights.

### **Bedroom Three**

12' 5" x 11' 6" at widest ( 3.78m x 3.51m at widest )

Double glazed windows to rear and fitted blinds, fitted carpet radiator, spotlights.

### **Bedroom Four**

10' x 9' 10" at widest ( 3.05m x 3.00m at widest )

Double glazed windows to front and fitted blinds, fitted carpet, radiator, spotlights.

### **Bathroom**

Panelled bath with shower attachment, step-in shower unit, hand basin, low level WC, chrome heated towel rail, spotlights, fully tiled walls and floor, double glazed window to side.

### **Outside**

#### **Garden**

Large wrap around stone patio, rest laid to lawn with mature tree borders, wide side access with gate opening to front.

#### **Land To Rear**

Accessed via Browning Road with two large gates and a dropped kerb is an approximately 48' x 34' piece of land that could be easily incorporated into the existing rear garden. A large garage also stands in the centre of the land.



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welcome to

## Hillside Crescent, Enfield

- 31ft Kitchen / Living Room
- Rear Addition Plot Of Land With Detached Garage In Situ
- Four Bedrooms
- Bathroom & En-Suite To Master
- Utility Room

Tenure: Freehold EPC Rating: C

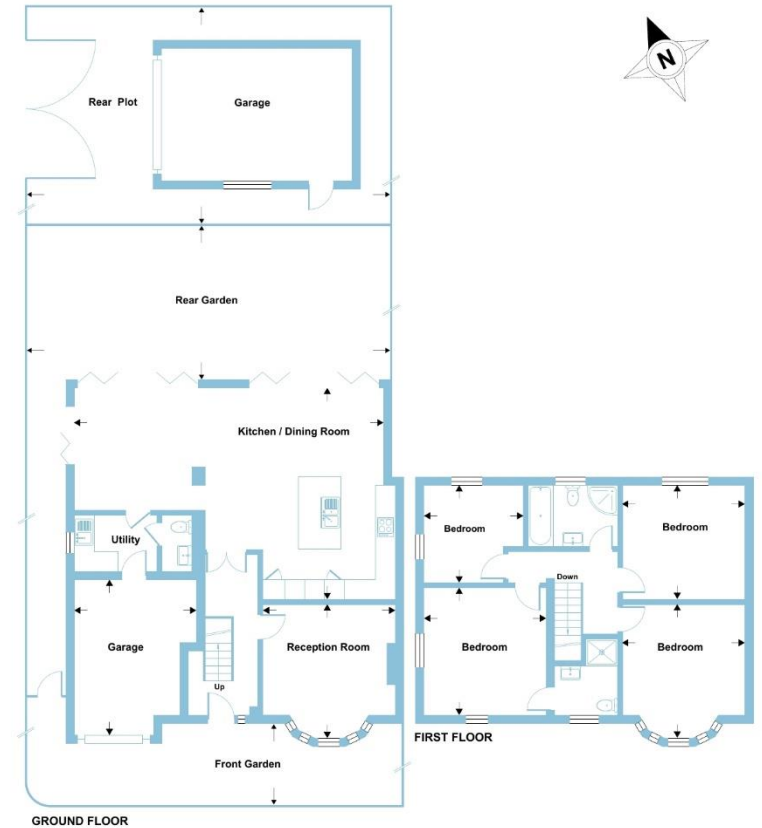
offers in the region of  
**£1,000,000**



Please note the marker reflects the postcode not the actual property

## Hillside Crescent, Enfield, EN2

Approximate Area = 1647 sq ft / 153 sq m  
Garages = 423 sq ft / 39.2 sq m  
Total = 2070 sq ft / 192.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1158104

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Property Ref:  
ENF104477 - 0002

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