



Orchard Crescent, Enfield, EN1 3NS

welcome to
Orchard Crescent, Enfield

Situated in this quiet residential turning, within the ever popular Willow Estate, within close proximity of local shops, schools, parks, greenbelt countryside and within easy access of Enfield Town with its multiple shopping facilities, David Lloyd Leisure Centre and the A10 with its abundance of retail parks and the M25 Motorway, this bright spacious and extended 1930's built three bedroom semi-detached family house, beautifully presented throughout.

The property has many pleasing features and is offered on a chain free basis.



Double Glazed Porch

Entrance Hall

Wood effect floor, radiator with cover over, coving to ceiling, picture rail, wall mounted shoe cabinet, wardrobe, understairs storage/meter cupboard, larder cupboard housing gas central heating boiler.

Lounge

13' 3" max x 12' 11" max (4.04m max x 3.94m max)
Solid wood floor (fully insulated), two column radiators, coving to ceiling, picture rail, attractive cast iron fire, wall mounted TV, sliding double doors to dining room.

Dining Room

12' 8" max x 11' 7" max (3.86m max x 3.53m max)
Solid wood floor (insulated), column radiator, picture rail, double glazed casement door to garden, picture window.

Kitchen

7' 3" x 6' 9" (2.21m x 2.06m)
Fully fitted in a range of white base and wall cupboards, inset one and half bowl stainless steel sink and drainer to worksurface with tiled splashback, washing machine, ceramic hob and oven, fridge-freezer, microwave, wood effect floor, double glazed casement door to conservatory.

Conservatory

9' 10" x 8' 6" max (3.00m x 2.59m max)
Timber conservatory, ceramic tiled floor, radiator with cover over, doors to garden.

First Floor

Landing

Solid wood floor, window to side, picture rail, column radiator, access to loft with pull down ladder.

Bedroom One

12' 5" into bay x 11' 5" (3.78m into bay x 3.48m)
Solid wood floor, column radiator, wall mounted TV, two freestanding wardrobes, bay window to front aspect.

Bedroom Two

11' 5" max x 10' 7" (3.48m max x 3.23m)
Solid wood floor, column radiator, wall mounted TV, double built-in wardrobe cupboard.

Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m)
Solid wood floor, column radiator.

Bathroom

Comprises a low flush WC, pedestal basin, roll top bath with central mixer tap and shower attachment, curtain and rail, fully tiled walls, extractor fan, column radiator/heated towel rail, wood effect ceramic tiled floor with underfloor heating.

Outside

Front Garden

Partly paved providing off-street parking with mature shrubs and bushes, side pedestrian access to south facing rear garden.

South Facing Rear Garden

Decked patio, raised decked patio to rear, side access, timber shed/summerhouse, mature trees and bushes.



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Orchard Crescent, Enfield

- Off-Street Parking
- South Facing Rear Garden
- Chain Free
- Two Reception Rooms
- Quiet Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£590,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104206 – 0003

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Approximate Area = 968 sq ft / 89.9 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1294364



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