



Kenilworth Crescent, EN1 3RF
Enfield





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Kings Group-Enfield Town are pleased to present this WELL PRESENTED EXTENDED THREE BEDROOM TERRACE HOUSE located within easy reach of the beautiful Forty Hall Estate which boasts an array of green spaces. Furthermore this ideal family home is situated within easy reach of local shops and amenities, as well as being within catchment area of sought after schools including Lavender Hill Primary School. Accommodation comprises an impressive through lounge currently being used as a living area and dining area, fitted kitchen, a separate utility room, three sizeable bedrooms, upstairs family bathroom and an approximate 60ft rear garden. The property also benefits from a double garage to the rear and off street parking.

£535,000



- Extended Three Bedroom Terrace House
- Utility Room
- Double Garage to the Rear
- Within Catchment Area of Sought After Schools Including Lavender Hill Primary School and Chace Community School
- Close Proximity of Forty Hall Estate Which Boasts an Array of Green Spaces
- Spacious Through Lounge
- Off Street Parking
- Approx 60'ft Rear Garden
- Within Walking Distance of Local Shops and Amenities
- Ideal Family Home

Hallway

coved ceiling, double radiator, wood flooring, smoke alarm, power points

Through Lounge 15'30 x 20'22 (4.57m x 6.10m)

double glazed bay windows with fitted plantation shutters at the front, dado rail walls, two double radiators, wooden flooring, gas fireplace, phone point, TV aerial point, power points

Kitchen/Utility Area 15'30 x 7'78 (4.57m x 2.13m)

double glazed bay windows at the rear, single radiator, tiled flooring, tiled splash back walls, wall units with roll top, space for cooker, integrated extractor, space for fridge freezer, plumbing for washing machine, ceiling spotlight, skylight, double glazed door leading to garden, skylight, power points

First Floor Bathroom 6'69 x 5'48 (1.83m x 1.52m)

double glazed opaque windows at the rear, single radiator, lino flooring, extractor fan, panel enclosed bath with thermostatically controlled shower attachment, pedestal wash basin, tiled walls

Bedroom 1 10'30 x 12'03 (3.05m x 3.73m)

double glazed bay windows with fitted plantation shutters at the front, double radiator, carpeted flooring, power points

Bedroom 2 9'34 x 9'48 (2.74m x 2.74m)

double glazed windows at the rear, coved ceiling, double radiator, carpeted flooring, power points

Bedroom 3 5'88 x 8'95 (1.52m x 2.44m)

double glazed windows with fitted shutters at the front, coved ceiling, single radiator, carpeted flooring, power points

Garden 60' (18.29m)

mainly laid to lawn with plants and shrub borders, fence panels, decking, west facing, outside water tap, security light

Garage 13' x 17'77 (3.96m x 5.18m)





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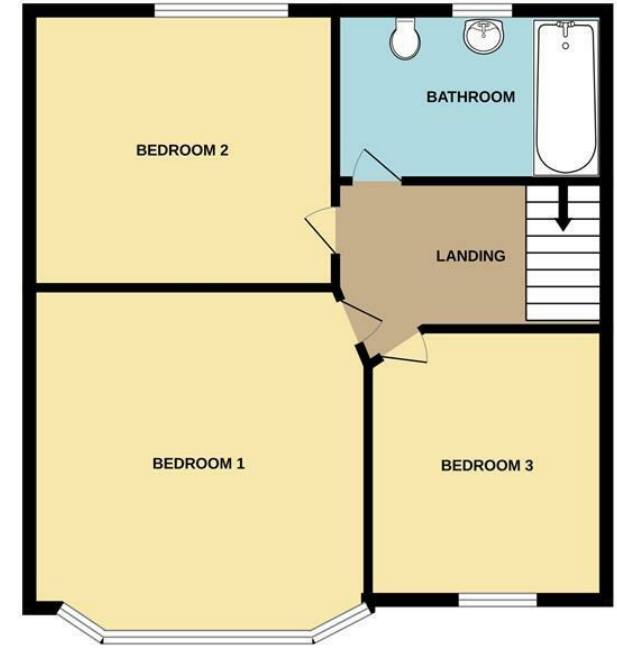
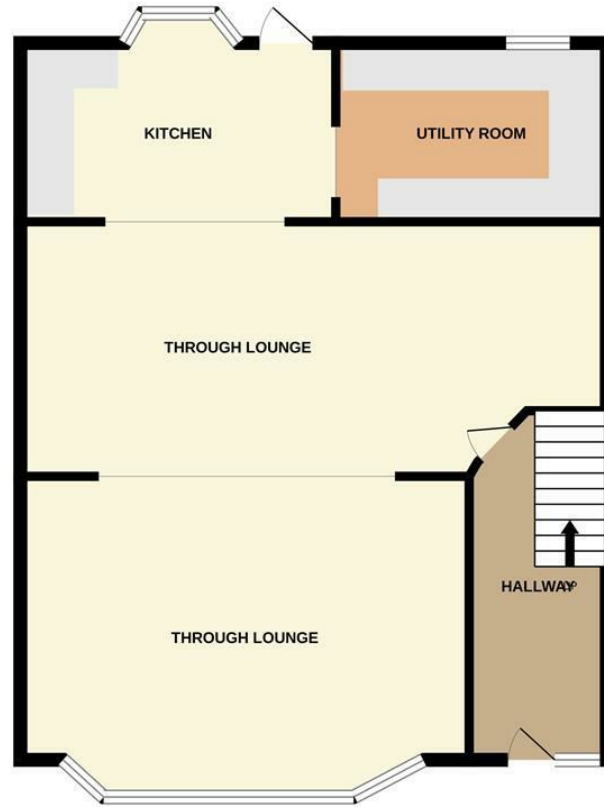
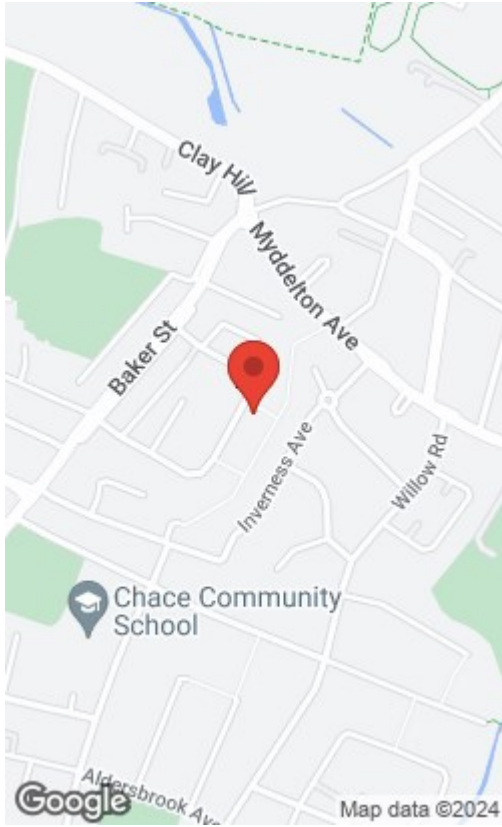
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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