



Lincoln Crescent, EN1 1JZ
Enfield





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Discover this bright and airy 3-bedroom end of terrace house for sale in the sought-after area Bush Hill Park. Perfect for families, this inviting home features three spacious bedrooms, a family bathroom, and a convenient downstairs study. The generously proportioned through lounge is ideal for relaxing and entertaining, while the extended kitchen diner is modern and well-equipped, perfect for family meals and gatherings. The property also boasts a good-sized garden, providing ample space for outdoor activities and gardening. Additionally, this home offers exciting potential for a double-story side extension and a loft conversion, allowing for future growth and customization. Don't miss out on making this wonderful house your home. Contact us today to arrange a viewing!

Offers In Excess Of £600,000



- A Well Presented Extended Three Bedroom End Terrace House
- Extended Fitted Kitchen/Diner
- Potential for a Double Story Side Extension & Loft Conversion (Subject to Planning Permission)
- An Approximate 57ft Mainly Laid to Lawn Rear Garden

- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School

Hallway

Double glazed opaque window to the front aspect, Gas/electric meter cupboard, Picture rail, Double radiator, Laminate flooring, Telephone point, Power points

Through Lounge 25'94 x 10'76 (7.62m x 3.05m)

Double glazed window to the front aspect, Spotlights, Picture rail, Double radiator x2, Laminate flooring, TV aerial point, Power points

Study 8'15 x 6'17 (2.44m x 1.83m)

Double glazed window to the side aspect, Double radiator, Laminate flooring, Power points

Kitchen 21'55 x 8'20 (6.40m x 2.44m)

Double glazed window to the rear aspect, Double glazed door leading to the garden, Double radiator, Tiled flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Space for cooker, Integrated chimney style extractor hood, Double sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

First Floor Landing

Double glazed opaque window to the side aspect, Loft access, Laminate flooring, Power points

Bathroom 6'38 x 5'60 (1.83m x 1.52m)

Double glazed opaque window to the rear aspect, Single radiator, Tiled flooring, Tiled walls, Panel enclosed bath with shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC

Bedroom 1 14'07 x 9'24 (4.45m x 2.74m)

Double glazed window to the front aspect, Picture rail, Double radiator, Laminate flooring, Fitted wardrobes, Fitted storage cupboard, Power points

- An Impressive Approximate 26ft Through Lounge

- Downstairs Study/Office

- Driveway

- Within Close Proximity of Transport Links Including Local Bus Routes and Bush Hill Park Station With Direct Access into the City

- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas

Bedroom 2 11'42 x 9'38 (3.35m x 2.74m)

Double glazed window to the rear aspect, Picture rail, Double radiator, Laminate flooring, Built in wardrobes, Built in storage cupboard, Power points

Bedroom 3 7'63 x 5'54 (2.13m x 1.52m)

Double glazed window to the front aspect, Single radiator, Laminate flooring, Power points

Garden 56'74 x 25'06 (17.07m x 7.77m)

Mainly laid to lawn with plant and shrub borders, Side access, Patio, Wooden shed, Outside water tap, Security light

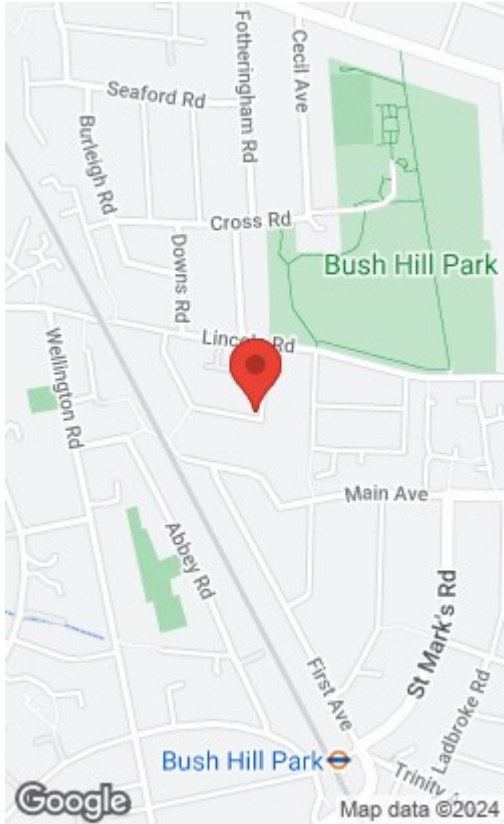




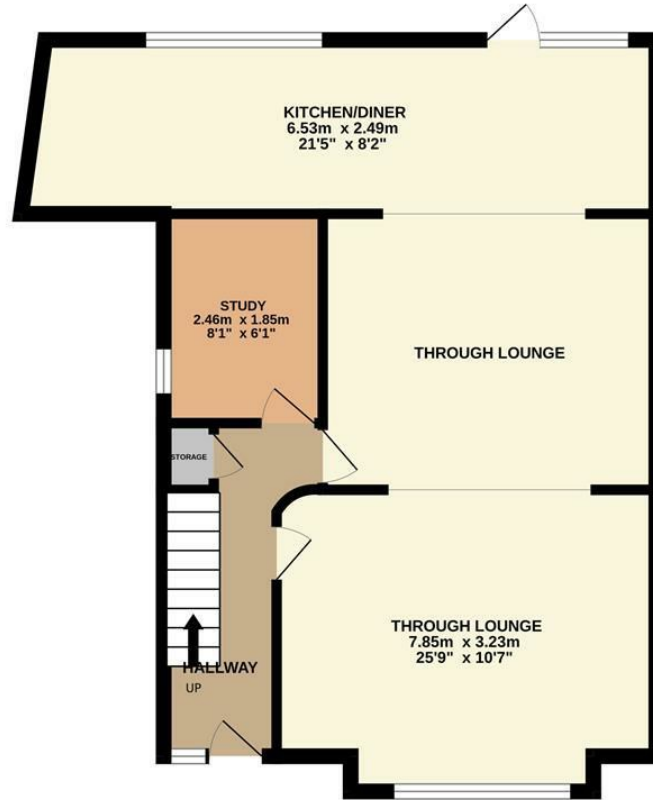




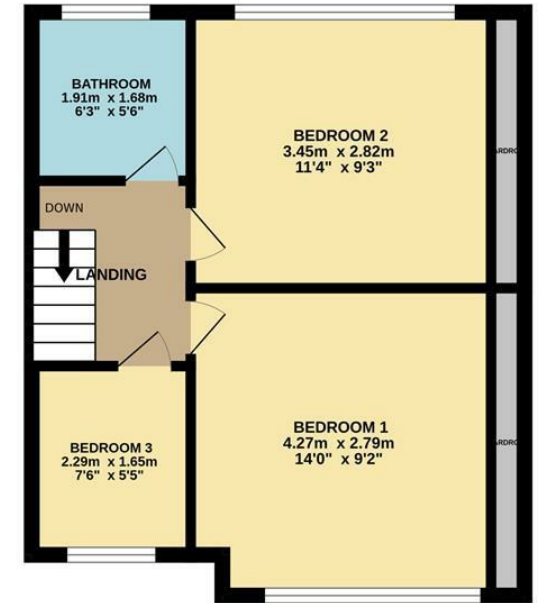
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales



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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