



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.

Offers In Excess Of £520,000



- 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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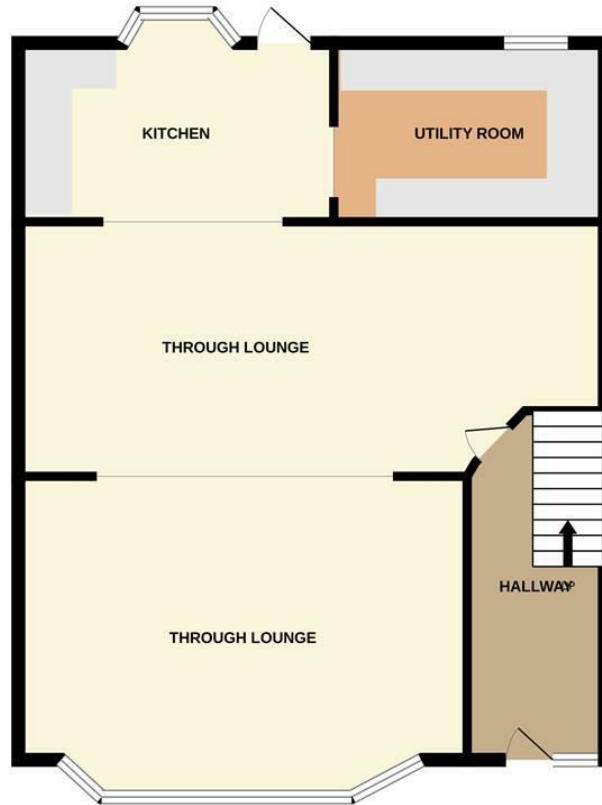


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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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