Park Crescent, Enfield
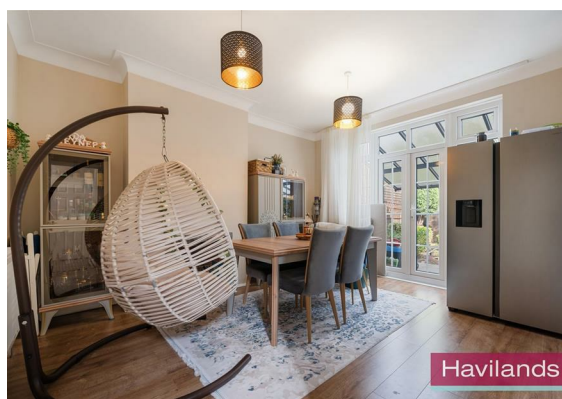
£775,000

- Beautifully Presented, Chain Free, Four Bed, Semi Detached Property

- Off Street Parking

- Enfield Town Station (Liverpool St approx 30 mins) is 0.5 Miles Away

- Enfield Chase National Rail (Moorgate approx 30 mins) is 0.7 Miles Away

- Moments from Enfield Town Shopping, Restaurants and Amenities

- Potential to Extend STPP

- In Catchment for St George's RC Primary, Enfield Grammar and Enfield County Secondary Schools.

Havilands

the advantage of experience

For more images of this property please visit havilands.co.uk

Havilands are pleased to present for sale this beautifully presented, CHAIN FREE, FOUR BEDROOM, SEMI DETACHED PROPERTY on Park Crescent, EN2. Offering 1,307 sq ft of living space and boasting off street parking this property has been tastefully decorated throughout and offers potential to extend further STPP. Ground floor is comprised of reception room to the front, open plan kitchen/dining room and downstairs w/c. Up on the first floor there are three bedrooms, family bathroom plus separate w/c. Outside the garden extends to 39 ft and features a covered patio area.

Ideally located in close proximity to Enfield Town shopping, amenities and excellent transport links. Enfield Town Station (Liverpool St approx 30 mins) is just 0.5 miles away. Enfield Chase National Rail (Moorgate approx 30 mins) is just 0.7 miles away.

The property also benefits from being in catchment for sought after schools including St George's RC Primary, Enfield Grammar and Enfield County Secondary Schools.

Viewing highly recommended.

Tenure: Freehold
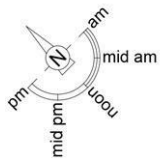Local Authority: Enfield
Council Tax Band: E (2023/24 £2,524.48)
EPC Rating: Currently 67D Potentially 87B

For more images of this property please visit havilands.co.uk

Havilands

the advantage of experience

Park Crescent, EN2

Approximate Gross Internal Area = 1307 sq ft / 121.4 sq m

mid am
am
N
noon
pm
mid pm

Shed

Garden
12.15m x 7.49m
39'10" x 24'7"
(Approx)

Kitchen
3.15m x 2.67m
10'4" x 8'9"

Dining Area
4.40m x 3.63m
14'5" x 11'11"

1.88m x 0.81m
6'2" x 2'8"

Reception Room
5.23m x 4.32m
17'2" x 14'2"

CH
8'10/2.7

Up

IN

Ground Floor

2.55m x 1.84m
8'4" x 6'0"

Bedroom
2.56m x 1.92m
8'5" x 6'4"

Bedroom
4.38m x 3.76m
14'4" x 12'4"

1.40m x 0.95m
4'7" x 3'1"
(Approx)

Dn

Bedroom
4.59m x 3.77m
15'1" x 12'4"

Bedroom
2.86m x 2.62m
9'5" x 8'7"

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS
Certified Property Measurer

Havilands