



**Westview Crescent, London, N9 9JP**



**welcome to**

## **Westview Crescent, London**

Barnfields have great pleasure in offering for sale this extended five bedroom semi-detached house in a quiet cul-de-sac location within a short level walking distance of Bush Hill Park Overground Station (Liverpool Street Line), convenient bus routes and close to excellent primary and secondary schools including the popular Raglan Primary School.

The property is offered in good condition throughout and benefits from a wide rear garden and integral garage. Must be viewed to be fully appreciated.



### Hallway

Laminate flooring, dado rails, radiator.

### Front Reception Room

14' 2" x 12' 6" ( 4.32m x 3.81m )

Laminate flooring, double glazed bay window to front, radiator, picture rails, attractive fireplace surround with inset electric fireplace.

### Rear Reception Room

14' 7" x 11' 4" ( 4.45m x 3.45m )

Laminate flooring, double glazed French doors to garden, picture rails, attractive fireplace surround with inset electric fireplace.

### Kitchen

13' 7" x 8' 11" ( 4.14m x 2.72m )

With fitted white wall and base units with contrasting grey Quartz worktops, undermount sink, space for oven, space for a fridge freezer, double glazed windows to rear, tiled floor.

### Utility Room

10' 7" x 8' 6" ( 3.23m x 2.59m )

With plumbing for a washing machine and dishwasher, space for a tumble dryer, tiled floor, double glazed door to garden, radiator, door to garage.

### Shower Room

Step-in shower unit, low level WC wall mounted hand basin, tiled floor, tiled walls.

### First Floor

#### Landing

Laminate flooring, loft hatch opening to loft storage space, dado rails.

### Bedroom One

14' 6" x 11' 8" ( 4.42m x 3.56m )

Wood flooring, double glazed bay window to front, two built-in wardrobes, radiator, picture rails.

### Bedroom Two

12' 6" x 11' 6" ( 3.81m x 3.51m )

Wood flooring, double glazed windows to rear, built-in wardrobes, radiator, picture rails.

### Bedroom Three

12' 2" x 9' 6" ( 3.71m x 2.90m )

Laminate flooring, double glazed windows to front, radiator.

### Bedroom Four

9' 6" x 8' 3" ( 2.90m x 2.51m )

Laminate flooring, double glazed windows to rear, built in cupboard housing the hot water tank, radiator.

### Bedroom Five

7' 9" x 6' 11" ( 2.36m x 2.11m )

Laminate flooring, radiator, double glazed windows to front.

### Bathroom

Panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin, fully tiled walls, laminate flooring, double glazed window to rear.

### Outside

#### Garden

A wider than average lawned rear garden with patio area to front, raised tree and shrub borders to rear, garden shed.

#### Garage

A spacious garage accessed internally from the utility room and also via an electric roller door to front with power and light.

### Off-Street Parking

Brick paved off-street parking to the front for two cars.



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## Westview Crescent, London

- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Downstairs Shower Room
- Integral Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£750,000**



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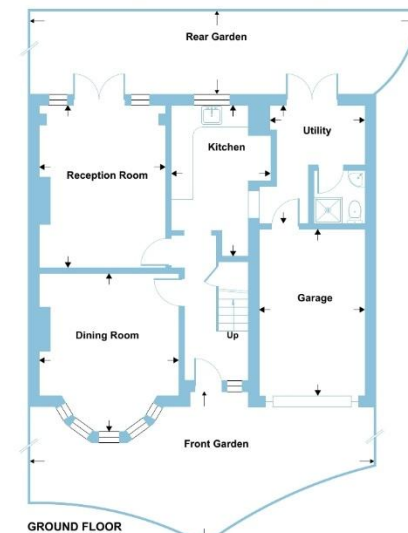
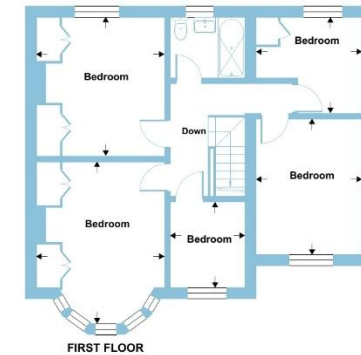
Property Ref:  
ENF105144 - 0002

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## Westview Crescent , Enfield, N9

Approximate Area = 1311 sq ft / 121.7 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 1453 sq ft / 134.8 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). © richcom 2026. Produced for Barnard Marcus. REF: 1407504



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