



Hillside Crescent, Enfield

Available

Offers over £650,000 (Freehold)





A lovely 1930s three-bedroom semi-detached home, offering spacious accommodation, a sunny south-facing garden and excellent potential, all within easy reach of Hilly Fields Park.

Situated on the sought-after Hillside Crescent, this well-presented three-bedroom semi-detached home combines character, practicality and scope for future enhancement, making it an ideal choice for families and those looking for additional living space.

The ground floor features two spacious reception rooms, providing flexible areas for both relaxing and entertaining, alongside a well-appointed kitchen, a convenient shower room and a separate study. Upstairs, there are three well-proportioned bedrooms served by the family bathroom.

Outside, the property benefits from off-street parking and a beautifully maintained south-facing rear garden, offering a private and sun-filled space for outdoor dining, gardening and family enjoyment. There is also excellent potential to extend or further develop the property, subject to the necessary planning permissions.

Ideally positioned close to Hilly Fields Park, the property also enjoys easy access to a range of everyday amenities. Nearby supermarkets include Waitrose, Sainsbury's, Tesco Express and Lidl, while popular local cafés and eateries such as Holtwhites Bakery, Baker Street Cafe, The Stag and The Moon Under Water are all within easy reach. Enfield Town's shopping centre, restaurants and transport links are also close by, along with a selection of well-regarded local schools.

Vendor suited, this is a fantastic opportunity to acquire a spacious family home in a highly desirable location with excellent amenities and future potential.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Porch

Front door leading to inner hallway

Front Garden

Paved for off-street parking for two cars.

Inner Hallway

Original wood flooring, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, door to reception one, door to reception two, door to kitchen, door to study.

Reception One

Original wood flooring, radiator, coving to ceiling, uPVC double glazed window to front aspect, original tiling surrounding feature fireplace, fitted shelving.

Reception Two

Original wood flooring, coving to ceiling, vertical radiator, original tiling surrounding feature fireplace, fitted shelving, uPVC double glazed door leading to rear garden.

Kitchen/Diner

Tiled flooring, radiator, spotlights to ceiling, eye and base level units, uPVC double glazed window to rear aspect, cupboard housing: 'Vaillant' combination boiler, fitted electric hob, fitted electric oven, space for washing machine, space for dishwasher, space for fridge/freezer, uPVC double glazed door leading to rear garden.

Study

Laminate wood flooring, uPVC double glazed window to front aspect, radiator, door to shower room.





Shower Room

Lino flooring, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, spotlights to ceiling, extractor fan, velux window.

First Floor Landing

Original wood flooring, frosted uPVC double glazed window to side aspect, loft access, doors to all bedrooms, door to bathroom.

Bedroom One

Original wood flooring, radiator, uPVC double glazed window to front aspect, fitted wardrobes.

Bedroom Two

Radiator, uPVC double glazed window to rear aspect.

Bedroom Three

uPVC double glazed window to front aspect,, radiator, carpet.

Bathroom

Tiled flooring, tiled walls, low level WC, wash hand basin with mixer tap, heated towel rail, bath with mixer tap, mains fed shower, spotlights to ceiling, frosted uPVC double glazed window to rear aspect.

Rear Garden

Part-paved area, outside tap, rest laid to lawn, shrub borders, timber-built shed.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.







Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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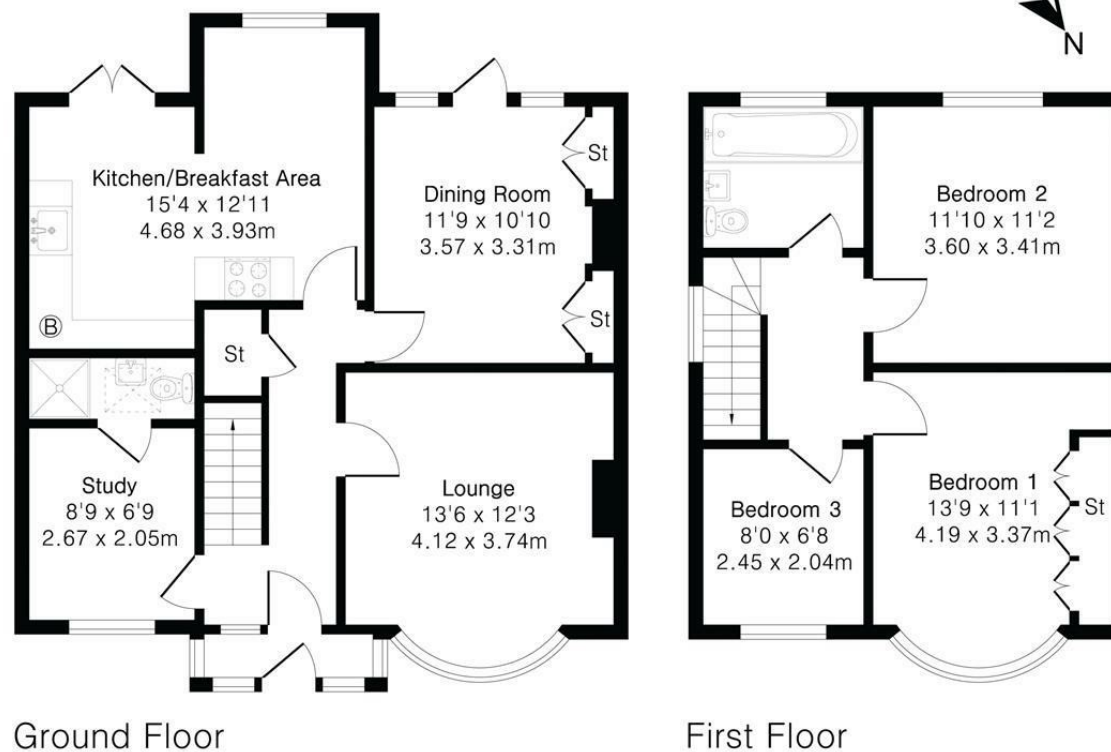
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Approximate Gross Internal Area 1141 sq ft - 106 sq m

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 454 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E