

## EAST CRESCENT, EN1 1BS



**£900,000 Freehold**

- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TWO BATHROOMS
- WALK IN WARDROBE TO PRINCIPLE BEDROOM
- LIVING ROOM WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- DOWNSTAIRS WC
- UTILITY ROOM
- WORKSHOP/GYM
- PRIVATE REAR GARDEN & DRIVEWAY AT FRONT PROVIDING OFF STREET PARKING

## Property Details

Positioned in the peaceful East Crescent, Bush Hill Park, this semi-detached house has been thoughtfully extended and modernised by its current owners, offering a perfect blend of contemporary living and classic charm. Situated on a quiet road in the desirable Bush Hill Park area, this property boasts an impressive four bedrooms, including a principal bedroom with a convenient walk-in wardrobe, ensuring ample storage space.

The home features two well-appointed bathrooms, along with a downstairs WC for added convenience. The front living room is a delightful space, complete with a feature fireplace that adds warmth and character. At the heart of the home lies a stunning open-plan kitchen, dining, and living area, which is bathed in natural light thanks to the bifold doors that seamlessly connect the indoor space to the private rear garden. This area is perfect for entertaining family and friends or simply enjoying a quiet evening at home. The ground floor also has the benefit of underfloor heating.

Additional highlights include a utility room, a garage, and a driveway, providing practical solutions for modern living. The private rear garden offers a peaceful retreat, ideal for outdoor relaxation or gardening enthusiasts.

Conveniently located, Bush Hill Park station is just a short distance away, making commuting a breeze. Families will appreciate the proximity to Raglan Primary School, ensuring quality education is within easy reach. This property is a wonderful opportunity for those seeking a spacious and stylish family home in a sought-after location.



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**Approximate Gross Internal Area 1525 sq ft - 142 sq m  
(Including Workshop/Gym & Excluding Outbuilding)**

Ground Floor Area 861 sq ft - 80 sq m

First Floor Area 664 sq ft - 62 sq m

Outbuilding Area 62 sq ft - 6 sq m



Ground Floor

First Floor



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.

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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		

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