



OFFERS IN EXCESS OF
£650,000
Kenilworth Crescent
Enfield, EN1 3RF

PROPERTY SUMMARY

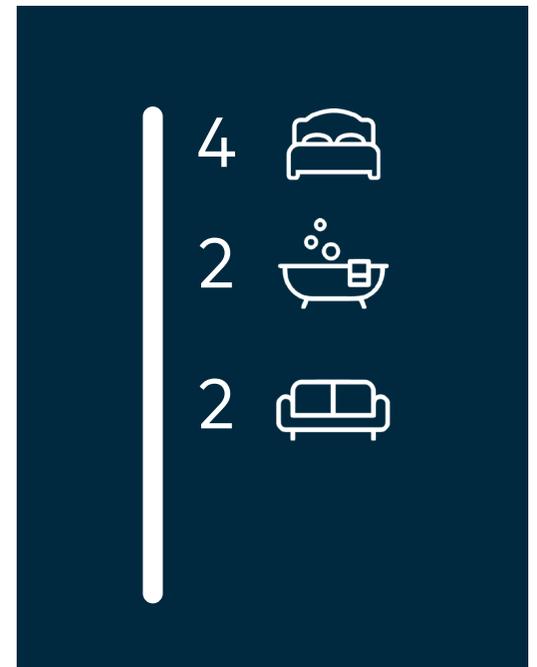
Nestled in the charming Kenilworth Crescent, Enfield, this semi-detached bungalow offers a delightful blend of space and comfort, making it an ideal family home. The property has been thoughtfully extended to provide a generous 1,011 square feet of living space, ensuring a bright and airy atmosphere throughout.

Upon entering, you are greeted by a welcoming storm porch that leads into a separate reception room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the stunning open-plan kitchen, which flows seamlessly into an additional reception area. With modern fittings and twin windows that bathe the space in natural light, this area is perfect for family gatherings and everyday living. A convenient cloakroom on the ground floor adds to the practicality of the layout.

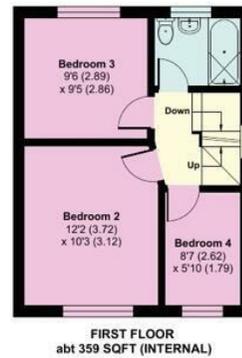
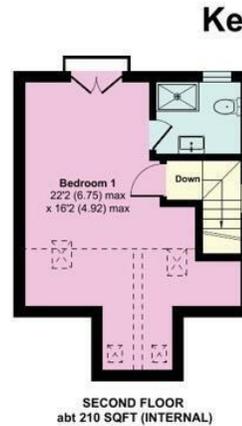
The bungalow boasts four well-proportioned bedrooms, with the fourth bedroom located in the loft conversion. This room features a charming Juliet balcony and a stylish en-suite, providing a private retreat for its occupants.

Outside, the property is complemented by a well-maintained 55ft rear garden, predominantly laid to lawn and bordered by mature shrubs, offering a tranquil space for outdoor enjoyment. The front of the house provides off-street parking, enhancing convenience for residents and visitors alike.

Situated in a desirable part of Enfield, this home is surrounded by excellent amenities, including cricket, tennis, and golf clubs, as well as a local hospital and a selection of highly regarded primary and secondary schools. Commuters will appreciate the proximity of three overground stations, allowing for swift access to central London in under 30 minutes. The area is rich in green spaces, shops, bars, and restaurants, alongside excellent road connections to the M25 and A1(M). This property truly represents a perfect family home in a vibrant and well-connected community.







Kenilworth Crescent, Enfield, EN1

Approximate Area = 1164 sq ft / 108.1 sq m
 Limited Use Area(s) = 97 sq ft / 9 sq m
 Outbuilding = 86 sq ft / 7.9 sq m
 Total = 1347 sq ft / 125 sq m
 For identification only - Not to scale

Denotes restricted head height

LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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ESTATE AGENTS

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