



Kenilworth Crescent, EN1 3RE  
Enfield

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# Kenilworth Crescent, EN1 3RE

Kings Group – Enfield Town are pleased to offer this well presented three bedroom 1930s terraced house, ideally situated on the sought after Kenilworth Crescent in the heart of Enfield.

This quiet residential turning is perfectly positioned within easy reach of local amenities and excellent transport connections. Convenient bus routes are nearby, along with Gordon Hill railway station and Enfield Town railway station, both providing direct links into Central London. Major road networks including the A10, M25 and A406 are also easily accessible, offering straightforward routes to surrounding areas.

The property is within walking distance of local shops, cafés and everyday conveniences, while Enfield Town offers a wide selection of retail stores and restaurants to enjoy. Families will benefit from being within the catchment area of well regarded schools such as Chace Community School, Lavender Primary School and St Andrew's CofE Primary School.

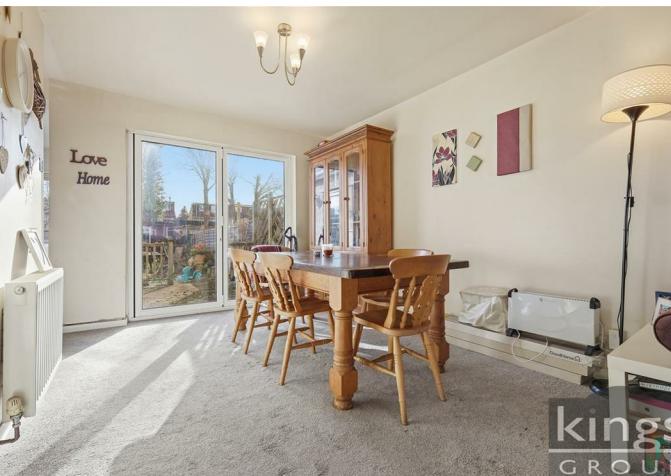
The accommodation comprises a spacious through lounge providing flexible living and dining areas, with bi-folding doors opening onto a substantial rear garden. A garage is located at the rear of the garden, offering additional storage or parking potential. The ground floor further benefits from a modern fitted kitchen with generous worktop and cupboard space, along with a convenient downstairs WC. Upstairs, there are three well proportioned bedrooms and a three piece family bathroom. Additional features include off street parking and a bright interior throughout.

Located within a friendly residential neighbourhood, this property represents an excellent opportunity for families seeking space, convenience and strong transport links. Early viewing is recommended.

**£535,000**



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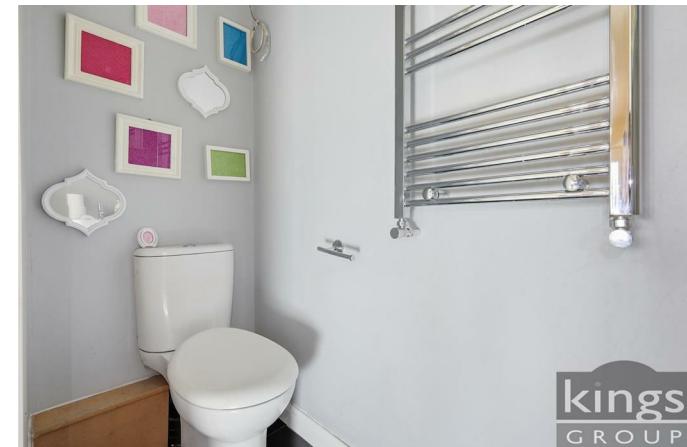


- A Well Presented Three Bedroom 1930's Terrace House
- An Impressively Sized Through Lounge, Providing Ample Space for Both a Comfortable Seating Area and a Dedicated Dining Area
- Downstairs WC and Upstairs Bathroom
- Highly Sought After Location
- Close Proximity of Transport Links Including Bus Stops and Gordon Hill Station Providing Direct Access into Central London

- Off Street Parking
- A Modern Fitted Extended Kitchen With Ample Work Top Space and Cupboard Units
- A Sizeable Garden with Garage to the Rear
- Within Catchment Area of Highly Regarded Schools Including Chace Community School, Lavender Primary School and St Andrews CofE Primary School
- Within Walking Distance of Local Shops and Amenities



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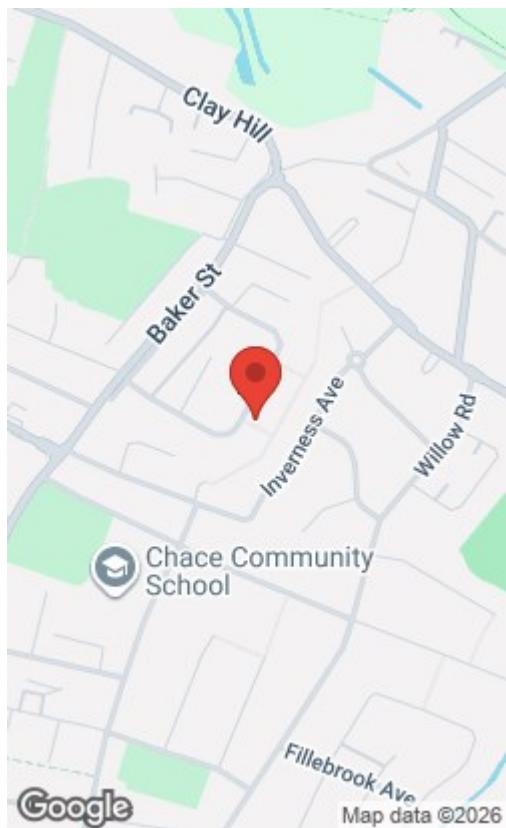


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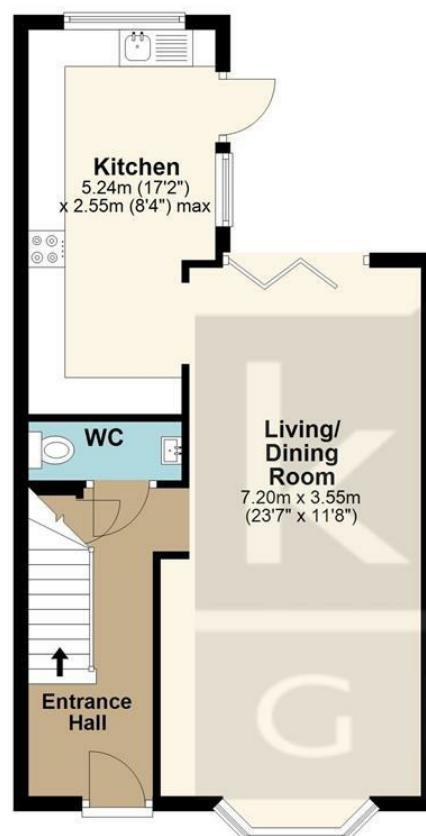


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

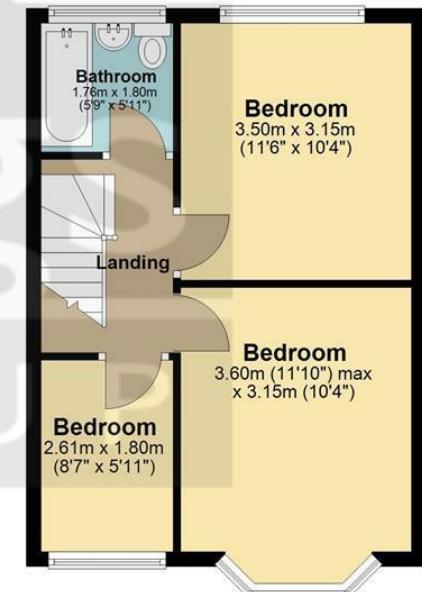
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



## Ground Floor



## First Floor



Total area: approx. 82.0 sq. metres (882.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

## Kenilworth Crescent

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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