



Kenilworth Crescent, Enfield

Available

Offers in excess of £580,000 (Freehold)

**BAKER
AND
CHASE**



Beautifully presented three-bedroom end-of-terrace with conservatory, south-facing garden, outbuilding and off-street parking.

Set on a peaceful turning in Enfield, this delightful three-bedroom end-of-terrace house combines versatile living space with a south-facing garden and an exceptional outbuilding/barbecue area. The home benefits from off-street parking for two cars and convenient side and rear access.

Inside, the ground floor offers a bright and flowing layout, with a spacious reception leading into the open-plan kitchen and adjoining conservatory, creating a light-filled space with seamless access to the rear garden. The garden itself is a true feature, with a paved patio, lawned area, shrub borders, and a fully equipped outbuilding featuring lighting, heating, storage, and a built-in barbecue, ideal for al fresco dining and gatherings.

Upstairs, three well-proportioned bedrooms are accessed from a central landing. The main bedroom faces the front, while the second overlooks the rear garden, offering a bright and peaceful space. The third bedroom could serve as a nursery, guest room, or home office. A modern shower room with walk-in shower, heated towel rail, and built-in storage completes the floor.

Kenilworth Crescent is ideally located just 0.8 miles from Gordon Hill Station and 0.9 miles from Enfield Town Station, both offering direct links into central London. Enfield Town's shops, cafés, and restaurants are within easy reach, while Forty Hall Country Park is only 0.4 miles away. Local schooling includes Lavender Primary and Enfield County, both within half a mile, making this an excellent choice for families.

Local Authority: London Borough of Enfield
Council Tax Band: D

Porch

Spotlights to ceiling, front door leading to inner hallway, carpet

Inner Hallway

Coving to ceiling, stairs to first floor landing, doors to reception 1 and 2, cupboard housing 'Vaillant' combination boiler, understairs storage cupboard housing : fuse box, electric and gas meters, alarm panel, radiator, laminate wood flooring

Reception 1

Coving to ceiling, uPVC double glazed window to front aspect, 2x storage cupboards, electric fireplace, radiator, laminate wood flooring

Kitchen/Dining Room

Coving to ceiling, spotlights to ceiling, uPVC double glazed window to rear aspect, panel tiled walls, eye and base level units, fitted electric oven, fitted induction hob with extractor over, sink with mixer tap, space for washing machine, space for fridge freezer, double glazed sliding doors leading to conservatory, radiator, laminate wood flooring

Conservatory

uPVC double glazed door leading to rear garden, laminate wood flooring

First Floor Landing

Coving to ceiling, loft access, doors to all bedrooms, door-to shower room, carpet

Bedroom 1

Coving to ceiling, uPVC double glazed window to front aspect, radiator, carpet

Bedroom 2

Coving to ceiling, uPVC double glazed window to rear aspect, radiator, carpet





Bedroom 3

Coving to ceiling, uPVC double glazed window to front aspect, radiator, carpet

Showroom

Spotlight to ceiling, frosted uPVC double glazed window to rear aspect, fitted storage, walk in shower cubicle with mains fed shower, low level WC, wash hand basin with mixer tap, heated towel rail, part tiled walls, vinyl flooring

Rear Garden

Outside tap, side pedestrian gate, paved patio area, further paved patio area to rear with outbuilding/barbeque area, part laid to lawn, shrub borders

Outbuilding/ barbecue Area

Spotlights to ceiling, barbecue area with extractor fan and spotlights, electric heater, storage cupboard with lighting and fuse box, double gated door leading to rear access, resin flooring

Front Garden

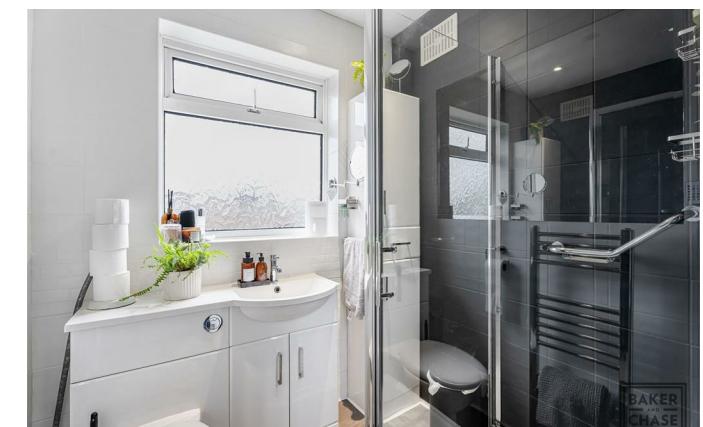
Paved for off street parking for 2 cars, side gate leading to rear garden

Disclaimer

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

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. 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





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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.

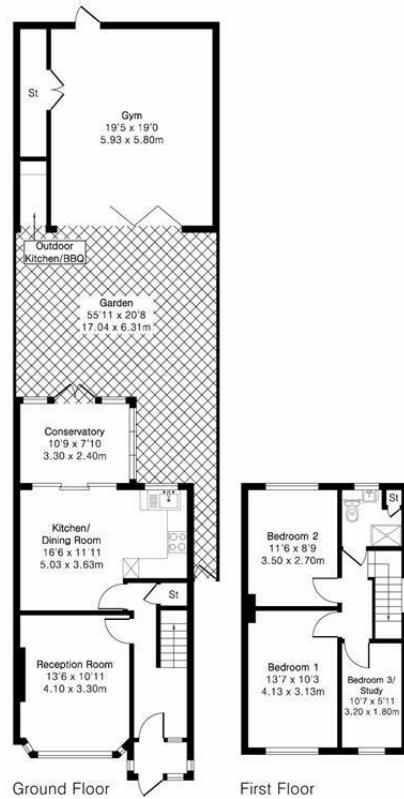
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**Approximate Gross Internal Area 913 sq ft - 85 sq m
(Excluding Outbuilding)**

Ground Floor Area 527 sq ft - 49 sq m
First Floor Area 386 sq ft - 36 sq m
Outbuilding Area 370 sq ft - 34 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: D

