



Park Crescent, EN2 6HT
Enfield





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Kings Group are delighted to present this exceptional chain-free four-bedroom family home, enviably positioned on one of Enfield's most sought-after residential roads, just a short distance from Enfield Town and its excellent selection of shops, cafés, restaurants, amenities and transport links. Offering an impressive 1,400 sq. ft. of beautifully proportioned accommodation, this charming and characterful home combines generous living space, period appeal and a highly desirable location, making it a truly outstanding opportunity for growing families.

From the moment you step inside, the property offers a warm and welcoming feel, with a layout that has been perfectly designed for modern family living while retaining a great sense of character and charm. The ground floor features a spacious entrance hallway, a bright and elegant bay-fronted living room, a further generous double bedroom/reception room, and to the rear, a superb extended kitchen/dining room stretching over 24ft, creating the perfect hub of the home for everyday living, family meals and entertaining guests. The kitchen enjoys direct access to the rear garden and provides a wonderful sense of space and versatility.

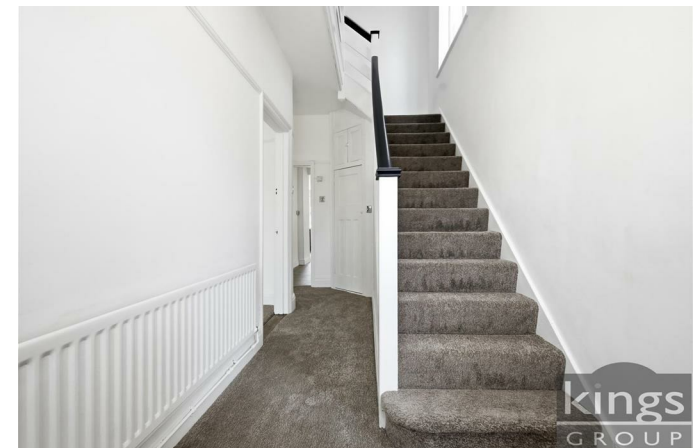
Upstairs, the property continues to impress with three further well-proportioned bedrooms, all of which offer excellent space for family living, guests or home working. The first floor is served by a family bathroom and separate WC, adding further practicality for busy households. Throughout, the home offers a fantastic balance of period charm and functional living space, with the generous room sizes and traditional layout creating a property full of warmth, potential and long-term appeal.

Externally, the property benefits from a private rear garden, ideal for children, entertaining and outdoor dining, together with the major advantage of a garage, providing valuable storage, secure parking or further flexibility depending on a buyer's needs.

Offers In The Region Of £675,000



- Offered Chain Free
- Approx. 1,400 sq. ft. of Spacious Accommodation
- Elegant Bay-Fronted Living Room Full of Character
- Private Rear Garden Perfect for Families and Outdoor Entertaining
- Situated in a Highly Sought-After Enfield Location Close to Enfield Town
- Substantial Four-Bedroom Family Home
- Extended 24ft Kitchen/Dining Room – Ideal for Family Living & Entertaining
- Generously Sized Bedrooms Across Both Floors
- Garage Providing Valuable Storage or Secure Parking
- Within Easy Reach of Excellent Schools, Shops, Amenities and Transport Links



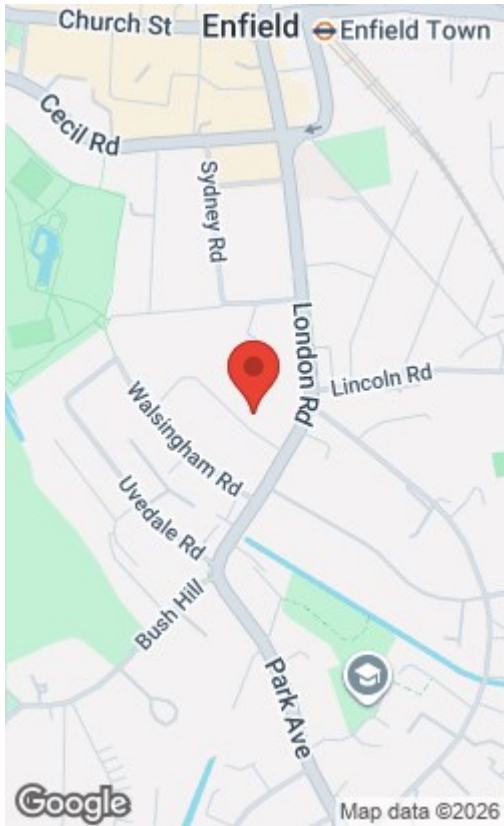


kings
GROUP





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



Ground Floor

Approx. 74.1 sq. metres (797.9 sq. feet)
(excluding Garden)



First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



Total area: approx. 130.1 sq. metres (1400.6 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.

Park Creasant

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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