

Abbotts Crescent, Enfield

Available

Offers in excess of £675,000 (Freehold)

BAKER AND CHASE



An extended four-bedroom semi-detached family home offering generous living space, a substantial garden and excellent local amenities.

Situated on Abbotts Crescent, Enfield, this spacious home offers versatile accommodation arranged over two floors, ideal for growing families or those requiring additional work or living space.

This extended semi-detached property offers spacious and versatile accommodation, including three well-proportioned bedrooms and an additional reception room which, due to its generous size, could easily be used as a fourth bedroom, an additional living space, home office or study. The main reception room features a fireplace, providing an attractive focal point.

The kitchen is fitted with matching wall and base units, providing ample storage, and leads to a ground-floor shower room with a skylight, followed by a utility room. Upstairs, there are three spacious bedrooms, with the third benefiting from fitted wardrobes, alongside a family bathroom.

Externally, the property boasts a large rear garden with an electrically powered outbuilding, ideal for a home office, hobby room or additional storage. To the front, a paved driveway provides off-street parking.

The location offers access to a range of local amenities, including cafes and restaurants along Chase Side, such as The Green Room, Zaza and Chef's Kitchen. Nearby schools include Chase Side Primary School, St Michael's CofE Primary School, One Degree Academy and Wren Academy Enfield. Green spaces include St Michael's Green and nearby playing fields.

For commuters, Gordon Hill station is approximately 0.3 miles away, Enfield Chase station 0.4 miles and Enfield Town station 0.8 miles. Bus stops on Holtwhites Hill are approximately 0.1 miles away.

Combining generous accommodation, flexible living space, a substantial garden and off-street parking, this property offers an excellent opportunity for buyers seeking a spacious family home in Enfield.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: E

Front
Driveway, paved with shrub borders

Porch
Wood flooring, skirting boards, storage cupboard, door to

Reception Room
Wood flooring, skirting boards, coving, radiator, fireplace, double glazed windows to front aspect, doors to

Kitchen
Tiled flooring, skirting boards, matching wall and base units, integrated dishwasher, induction hob, tiled splashback, sink with mixer tap, double glazed windows and doors to rear aspect,

Bedroom Four
Laminate flooring, skirting boards, radiator, double glazed windows to rear aspect, double glazed velux windows, door to

Shower Room
Tiled surround, w/c low flush, shower cubicle with waterfall shower head, heated towel rail, vanity sink with mixer tap, skylight, door to

Utility Room
Tiled flooring, skirting boards, skylight, double glazed windows to front aspect

First Floor Landing
Carpet, skirting boards, storage cupboards, loft hatch, doors to

Bedroom One
Carpet, skirting boards, radiator, double glazed windows to front aspect








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Bedroom Two
Laminate flooring, skirting boards, radiator, double glazed windows to rear aspect

Bedroom Three
Laminate, skirting boards, fitted wardrobes, double glazed windows to front aspect

Family Bathroom
Tiled surround, bath with shower attached, heated towel rail, vanity sink with mixer tap, w/c low flush, double glazed windows to rear and side aspects

Garden
Patioed and laid to lawn, decked area to rear, side gate

Outbuilding
Wood flooring, electric powered, dual aspect single glazed windows and door

Construction
We understand this property is of steel frame construction. Some mortgage lenders have specific criteria for this type of build, so we recommend speaking to your lender or broker before making an offer. We have not verified the construction, and buyers should rely on their own survey.

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








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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 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.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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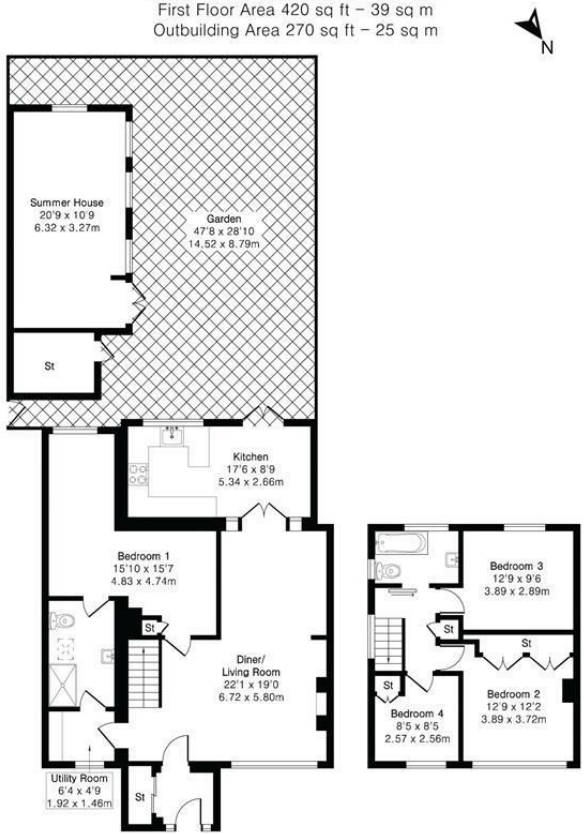

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Approximate Gross Internal Area 1303 sq ft - 121 sq m
(Excluding Outbuilding)
Ground Floor Area 883 sq ft – 82 sq m
First Floor Area 420 sq ft – 39 sq m
Outbuilding Area 270 sq ft – 25 sq m



Ground Floor First Floor

PINKPLAN

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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EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: E

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