



Orchard Crescent, EN1 3NS
Enfield





Orchard Crescent, EN1 3NS

Kings Group - Enfield Town are delighted to offer this well presented FOUR BEDROOM MID-TERRACED HOUSE which is located in a very popular WILLOW ESTATE within walking distance of Enfield Town Over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including Enfield's Retail Parks and Enfield Cineworld. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Worcester's Primary and Lavender Primary Schools. The accommodation comprises lounge, fitted kitchen / diner, four good sized bedrooms, en-suite and family bathroom. There are the added benefits of off street parking along with an approximate 60ft rear garden. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Kings Group - Enfield Town are delighted to offer this well presented FOUR BEDROOM MID-TERRACED HOUSE which is located in a very popular WILLOW ESTATE within walking distance of Enfield Town Over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including Enfield's Retail Parks and Enfield Cineworld. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Worcester's Primary and Lavender Primary Schools. The accommodation comprises lounge, fitted kitchen / diner, four good sized bedrooms, en-suite and family bathroom. There are the added benefits of off street parking along with an approximate 60ft rear garden. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Offers In Excess Of £550,000



Entrance

Stairs leading to first floor landing, under stair storage, textured ceiling, single radiator, smoke alarm, power points, stripped wood flooring.

Lounge 13'25 x 13'55 (3.96m x 3.96m)

Double glazed window to the front aspect, textured ceiling, power points.

Kitchen / Diner 19'13 x 12'63 (5.79m x 3.66m)

Double glazed window to the rear aspect, double radiator, tiled splash backs, base and wall units with roll tops, integrated electric oven and gas hob, hood extractor fan, sink with drainer unit, space for fridge freezer, plumbed for washing machine and dishwasher, textured ceiling, spotlights, double glazed door leading to the back garden, power points.

First Floor Landing

Carpeted flooring, power points.

Bathroom With Separate WC

Double glazed opaque window to the rear aspect, double radiator, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C, tiled walls.

Bedroom One 15'68 x 14'50 (4.57m x 4.27m)

Double glazed window to the rear aspect and two double glazed velux windows to the front aspect, double radiator, carpeted flooring, power points.

En-Suite 9'43 x 3'95 (2.74m x 0.91m)

Double glazed opaque window to the rear aspect, spotlights, wooden flooring, shower cubicle, wash basin with mixer tap, low level W.C.

Bedroom Two 12'55 x 11'78 (3.66m x 3.35m)

Double glazed window to the front aspect, textured ceiling, double radiator, wooden flooring, power points.

Bedroom Three 10'91 x 10'38 (3.05m x 3.05m)

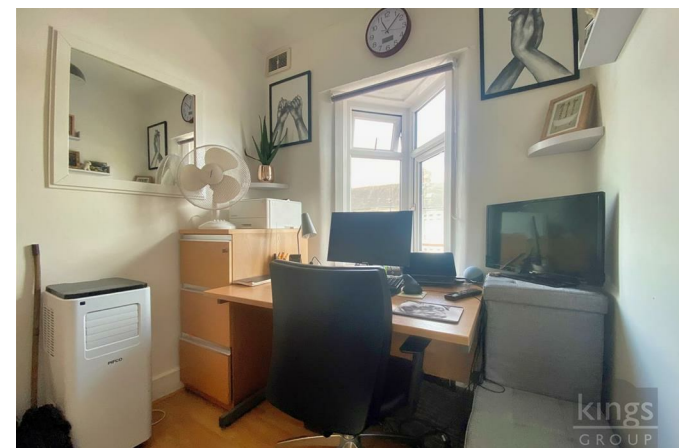
Double glazed window to the rear aspect, textured ceiling, double radiator, fitted wardrobes, power points.

Bedroom Four 7'00 x 7'21 (2.13m x 2.13m)

Double glazed bay window to the front aspect, wooden flooring, power points.

Garden approx 40ft (approx 12.19mft)

Mainly laid to lawn with plant and shrub borders, wooden shed, decking.



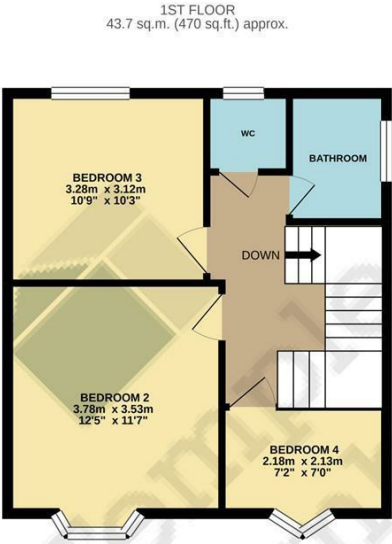
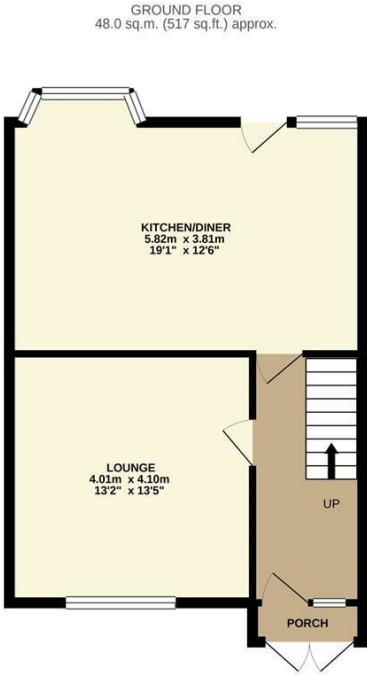




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 120.3 sq.m. (1294 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

