

Kenilworth Crescent, Enfield, EN1 3RG



£485,000

Kings Group - Enfield Town are delighted to offer this THREE BEDROOM TERRACED HOUSE which is located in the ever popular WILLOW ESTATE. Internally the accommodation comprises spacious lounge, dining room, fully fitted kitchen, downstairs W.C, three good sized bedrooms and a three piece bathroom upstairs. In addition, the property has the added benefit of double glazed windows, gas central heating, 80ft REAR GARDEN with rear access and a driveway for two vehicles. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary and Lavender Primary. It is conveniently situated for local shops and amenities in Lancaster Road as well as a short bus ride to Enfield Chase Station and Gordon Hill Station both of which offer fast links into the City.

Entrance

Front door to:-

Hallway

Single glazed opaque window to front, stairs to first floor landing, under stairs storage cupboard, meter cupboard, coved ceiling, double radiator, smoke alarm power points, laminate wood style flooring.

Downstairs W.C

Low level W.C tiled splash backs, coved ceiling, tiled flooring.

Lounge

11'5 x 10'7 (3.48m x 3.23m)

Double glazed bay window to front, double radiator, TV point, telephone point, power points, laminated wood style flooring.

Dining Room

9'55 x 13'4 (2.74m x 4.06m)

Single radiator, coved ceiling, power points, laminated wood style flooring.

Kitchen

11'2 x 14'9 (3.40m x 4.50m)

Double glazed window to rear, double radiator, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker, electric oven and gas hob, integrated extractor fan, sink and drainer unit, integrated fridge freezer, plumbed for washing machine, coved ceiling, power points, tiled flooring, double glazed french doors leading to garden.

First Floor Landing

Loft Access.

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

Double glazed opaque window to rear, heated towel rail, panel enclosed bath with shower attached, pedestal wash hand basin with mixer tap, low level W.C, part tiled walls, extractor fan, tiled flooring.

Bedroom One

11'9 x 10'0 (3.58m x 3.05m)

Double glazed bay window to front, single radiator, built-in wardrobes, built-in storage cupboard, coved ceiling, power points, carpeted flooring.

Bedroom Two

9'5 x 9'4 (2.87m x 2.84m)

Double glazed window to rear, double radiator, built-in storage cupboard, coved ceiling, power points, carpeted flooring.

Bedroom Three

9'1 x 5'9 (2.77m x 1.75m)

Double glazed window to front, single radiator, built-in wardrobes, coved ceiling, power points, carpeted flooring.

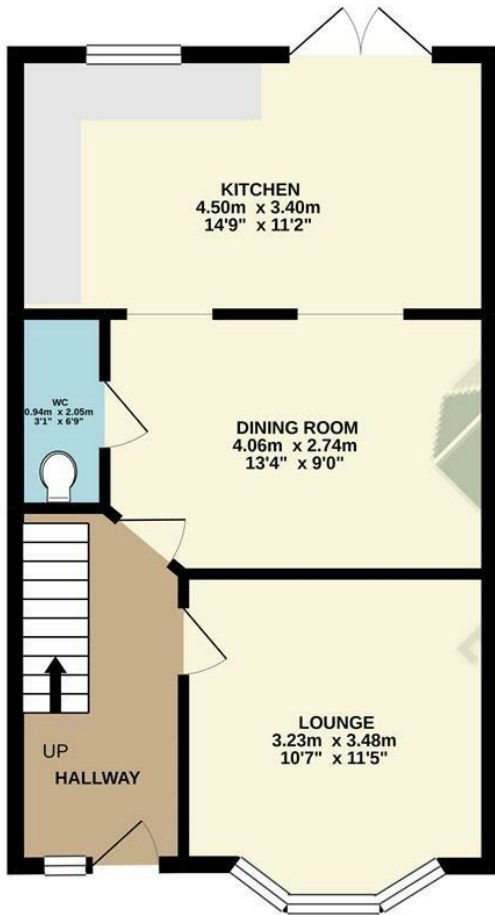
Garden

80'0 (24.38m)

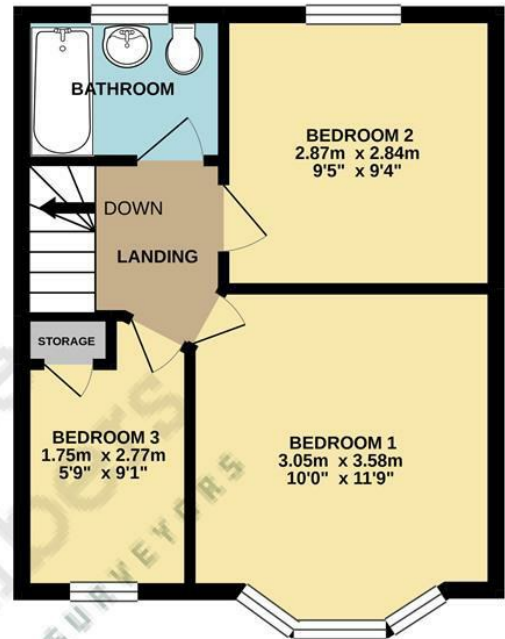
Mainly laid to lawn with plant and shrub borders, rear access, raised patio, concrete paving, wooden shed, outside tap, outside light.



GROUND FLOOR



1ST FLOOR



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.
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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	66	80
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		