

## Crawley Road, Enfield, EN1 2NG



**£535,000**

Kings-Group Enfield Town are pleased to offer this CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY, close to a range of shops and restaurants, Raglan Primary School within close distance. Walking distance to Bush Hill Park over ground station with regular trains going to Liverpool Street, easy access to the A10 and M25. The property comprises of three good sized reception rooms, fitted kitchen, down stairs W.C, conservatory, two reception rooms, four piece bathroom suite, garden and garage. To arrange a viewing for this property please call 0208 364 4118

### **Porch**

With stairs leading to the first floor landing, textured ceiling, double radiator, smoke alarm, power points, carpeted flooring.

### **W.C**

**3'91 x 5'59 (0.91m x 1.52m )**

With opaque double glazed window to the side, wash basin, low level W.C, carpeted flooring.

### **Reception Room One**

**14'90 x 11'91 (4.27m x 3.35m)**

With double glazed bay window to the front, textured ceiling, double radiator, TV point, power points, carpeted flooring.

### **Reception Room Two**

**12'86 x 10'73 (3.66m x 3.05m)**

With double glazed window to the rear, textured ceiling, double radiator, TV points, power points, double glazed door leading to the conservatory.

### **Kitchen**

**6'94 x 10'98 (1.83m x 3.05m)**

With double glazed window to the rear, double glazed opaque window to the side, tiled splash backs, range of base and wall units with roll tops, space for gas hob and electric oven, sink with drainer unit, plumbed for washing machine, textured ceiling, double glazed door leading to conservatory, power points, carpeted flooring.

### **First Floor Landing**

With Loft access, carpeted flooring.

### **Bathroom**

**8'10 x 6'55 (2.69m x 1.83m)**

With opaque double glazed window to the front, single radiator, panel enclosed bath, pedestal wash basin, shower cubicle tiled splash backs, carpeted flooring.

### **Bedroom One**

**14'91 x 11'20 (4.27m x 3.35m)**

With double glazed bay window to the front, textured ceiling, built in wardrobe, TV point, power point, carpeted flooring.

### **Bedroom Two**

**13 x 11'21 (3.96m x 3.35m)**

With double glazed window to the rear, textured ceiling, single radiator, built in wardrobe, TV point, power points, carpeted flooring.

### **Bedroom Three**

**12'07 x 6'58 (3.84m x 1.83m)**

With double glazed window to the rear, phone point, power point, airing cupboard, carpeted flooring.

### **Conservatory**

**17'61 x 7'06 (5.18m x 2.29m)**

With double glazed windows , door leading to the back garden, power points, carpeted flooring.

### **Garden**

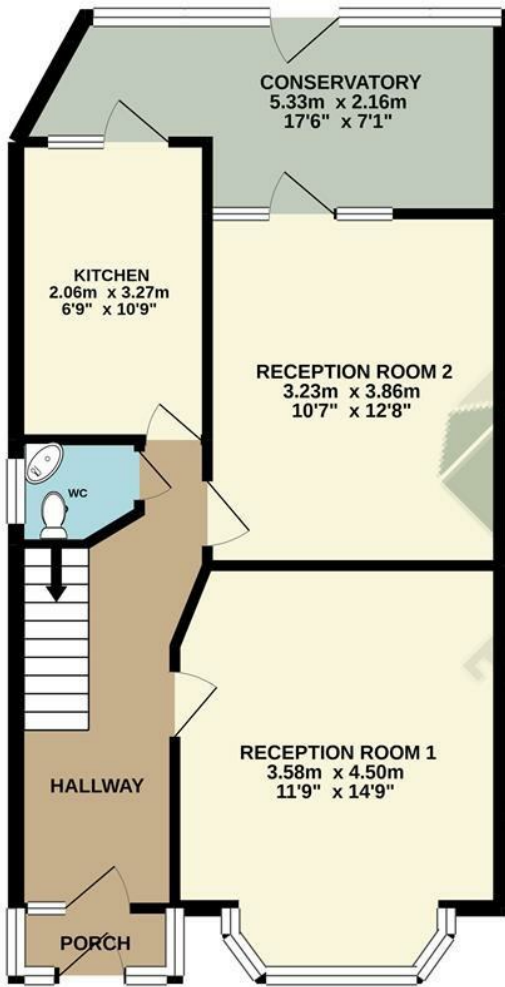
With side access, mainly laid to lawn with plant and shrub borders.

### **Garage**



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.  
Made with Metropix ©2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

