www.kings-group.net
25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Orchard Crescent, Enfield, EN1 3NS

Offers In Excess Of £550,000

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.

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.

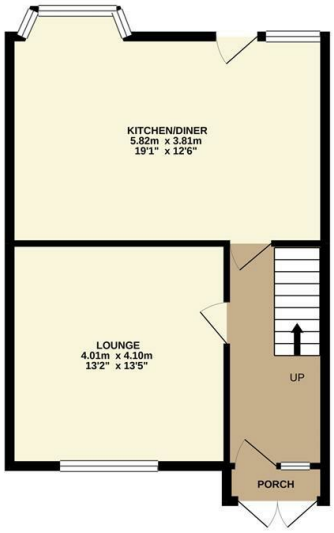
Bedroom Two
12'55 x 11'78 (3.66m x 3.35m)
Double glazed window to the front aspect, textured ceiling, double radiator, wooden flooring, power points.

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.

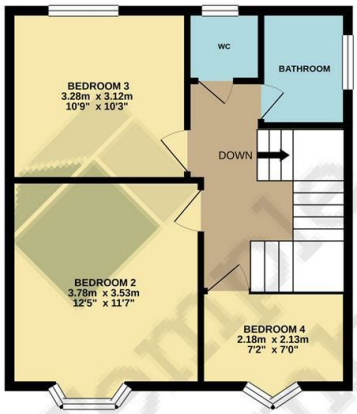
Bedroom Four
7'00 x 7'21 (2.13m x 2.13m)
Double glazed bay window to the front aspect, wooden flooring, power points.

Garden
approx 40ft (approx 12.19mft)
Mainly laid to lawn with plant and shrub boarders, wooden shed, decking.

GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.



1ST FLOOR
43.7 sq.m. (470 sq.ft.) approx.



2ND FLOOR
28.6 sq.m. (307 sq.ft.) approx.

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.
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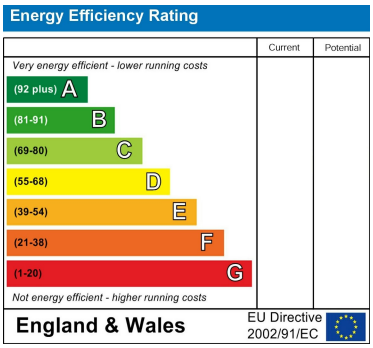
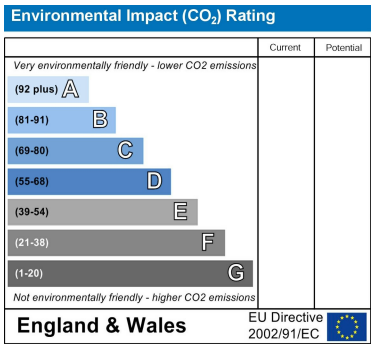
Tenet Chambers
CHARTERED SURVEYORS





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The Property Ombudsman