



www.kings-group.net

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Enfield Town EN1 3EF
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Kenilworth Crescent, Enfield, EN1 3RG
£495,000

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM EXTENDED TERRACED HOUSE which is located in the ever popular WILLOW ESTATE within easy reach of Enfield Town and Gordon Hill Stations both of which offer fast links into the City. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary and Lavender Primary. The property is conveniently situated for local shops and amenities in Lancaster Road. Internally the accommodation comprises of a large through lounge, fully fitted kitchen, three bedrooms, family bathroom OFF STREET PARKING 2 Garages and a 110FT (approx) REAR GARDEN. Early viewing is recommended - call us today on 0208 364 4118 to book appointment.

Entrance Porch

Front door to:-

Entrance Hall

Doors to:-

Through Lounge

33'9 x 14'7 (10.29m x 4.45m)

Double glazed window to rear aspect, single glazed bay window to front aspect, coved ceiling, two double radiators, gas fireplace, TV point, phone point, power points, storage cupboards, carpeted flooring, double glazed sliding door leading to garden.

Kitchen

11'4 x 7'4 (3.45m x 2.24m)

Double glazed window to rear, tiled walls, range of base and wall units with roll top work surfaces, sink and drainer unit, space for electric cooker, space for fridge/freezer, plumbing for washing machine. spotlights, power points, tiled flooring.

First Floor Landing

Doors to:-

Bathroom

6'5 x 5'2 (1.96m x 1.57m)

Double glazed opaque window to rear aspect, single radiator, panel enclosed bath, pedestal wash hand basin, low level W.C, tiled walls, carpeted flooring.

Bedroom One

11'9 x 10'1 (3.58m x 3.07m)

Single glazed bay window to front aspect, coved ceiling, double radiator, built-in wardrobes, TV point, phone point, power points, carpeted flooring.

Bedroom Two

9'4 x 9'3 (2.84m x 2.82m)

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

Bedroom Three

9'3 x 5'9 (2.82m x 1.75m)

Single glazed window to front aspect, coved ceiling, single radiator, built-in storage cupboard, power points, carpeted flooring.

Garden

110'0 (approx.) (33.53m (approx))

Mainly laid to lawn, rear access, raised patio, concrete paving, wooden shed, outside water tap and security light.

Two Double Garages

With power and lighting

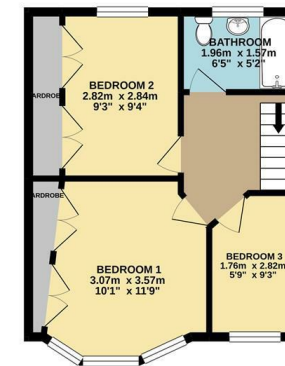
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

GROUND FLOOR



1ST FLOOR



Whilst every effort 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 misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro (10/01).

