



FOR SALE
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62 Kenilworth Crescent, Enfield, EN1 3RF
£575,000

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Welcome to Kenilworth Crescent, Enfield - a charming location for this delightful three-bedroom mid-terrace house. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. The first floor bathroom also offers convenience and privacy for all residents.

One of the standout features of this house is the large rear kitchen extension, complete with bi-folding doors that lead out to the rear garden. Imagine enjoying your morning coffee in this bright and airy space, or hosting summer barbecues with friends and family.

Parking is always a premium in Enfield, but this property offers off-street parking, making coming home a breeze. Additionally, being chain-free means you can move in hassle-free and make this house your home without any delays.

Don't miss out on the opportunity to own this lovely terraced house in a sought-after location. Contact us today to arrange a viewing and take the first step towards making Kenilworth Crescent your new home.



Porch

6'1" x 5'0" (1.85m x 1.52m)

Double glazed window to side aspect, engineered wood flooring and double doors leading to lounge.

Garage

In need of renovation

Lounge

21'3" (into bay) x 16'4" (max) (6.48m (into bay) x 4.98m (max))

Double glazed window to front aspect, engineered wood flooring, stairs leading to first floor landing, double doors leading to large under stair storage cupboard, radiator and access leading to kitchen/diner.

Kitchen/Diner

15'9" x 14'9" (4.80m x 4.50m)

Double glazed Bi-Folding doors leading to rear garden, eye and base level units with Quartz worktop surfaces, ceramic one and a half bowl sink with mixer tap and drainer unit, integrated washing machine and dishwasher, space for double fridge/freezer, fitted electric oven with gas hob and extractor hood, radiator, spotlights, tiled floor and part tiled walls.

First Floor Landing

Loft access and doors leading to all rooms.

Bedroom One

11'8" (into bay) x 10'2" (3.56m (into bay) x 3.10m)

Double glazed window to front aspect, radiator, fitted wardrobe and spotlights,

Bedroom Two

9'6" x 9'4" (2.90m x 2.84m)

Double glazed window to rear aspect, radiator, fitted wardrobe and spotlights,

Bedroom Three 9'0" (max) x 5'9" (2.74m (max) x 1.75m)

Double glazed window to front aspect, radiator, fitted wardrobe and spotlights,

Bathroom

Frosted double glazed window to rear aspect, tile enclosed bath with mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and walls.

Exterior - Front

Paved off street parking.

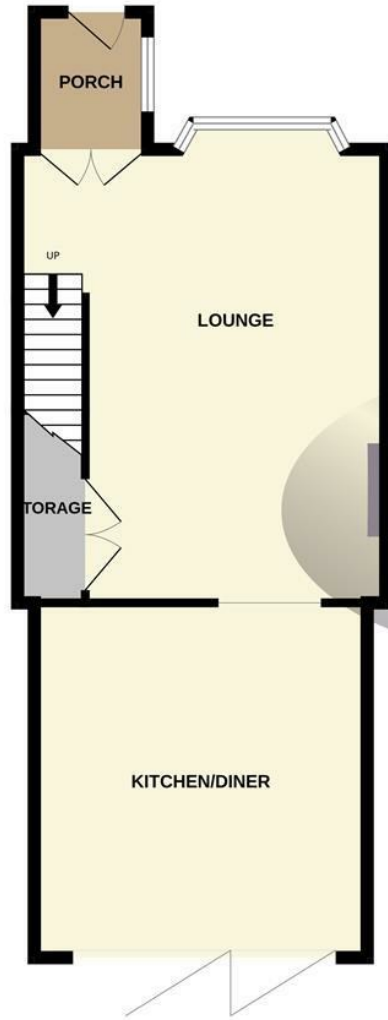
Exterior - Rear

Partly paved, rest laid to lawn, large garage to rear (garage in need of renovation).

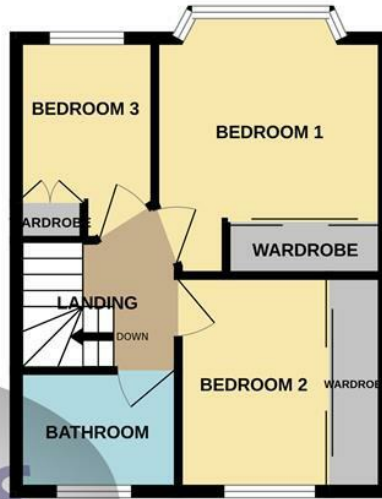




GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



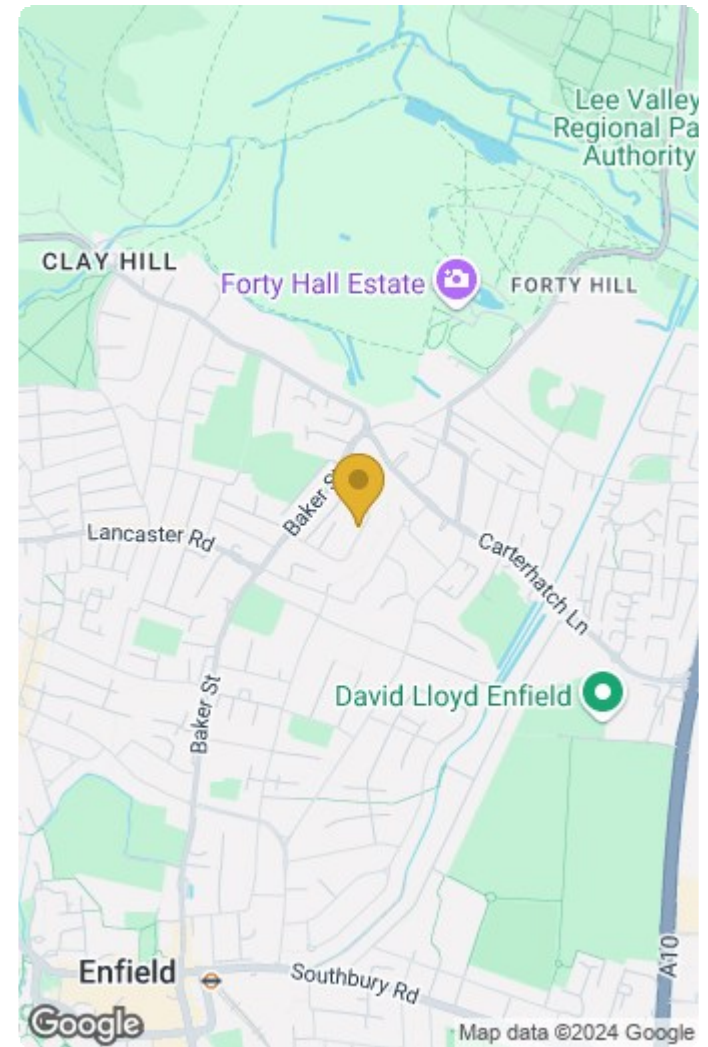
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TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

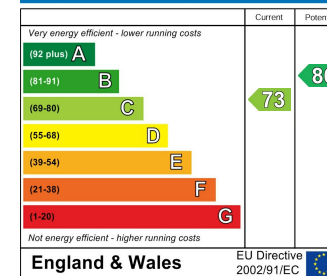
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

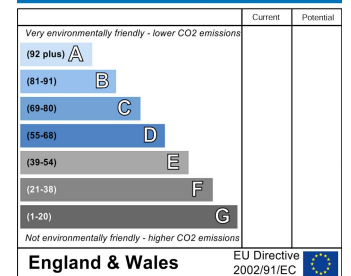
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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