



12 Park Crescent, Enfield, EN2 6HS
Offers In Excess Of £650,000



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Welcome to Park Crescent, Enfield - a charming location perfect for those seeking a spacious and well-equipped home. This three-bedroom extended semi-detached house offers ample space for comfortable living.

Upon entering, you are greeted by a large open plan kitchen/diner, ideal for hosting gatherings or simply enjoying family meals. The property boasts one reception room, perfect for relaxing or entertaining guests.

The first floor features a luxurious four-piece bathroom suite, ensuring a touch of elegance and convenience. With three well-appointed bedrooms, there is plenty of room for a growing family or visiting guests.

One of the standout features of this property is the large outbuilding with three rooms, providing endless possibilities for use - whether it be a home office, a playroom, or even a personal gym.

Parking will never be an issue with off-street parking available for multiple vehicles, making coming home a stress-free experience.

Don't miss out on the opportunity to make this semi-detached house in Park Crescent your new home. Book a viewing today.



Hallway

Wood flooring, radiator, double glazed window to side aspect, stairs leading to first floor landing, doors leading to lounge and W.C.

Lounge 14'5" x 13'0" (max) (4.39m x 3.96m (max))

Double glazed window to front aspect, spotlights, opening to kitchen/diner.

Kitchen/Diner

20'4" x 14'1" opening to 17'5" (6.20m x 4.29m opening to 5.31m)

Double glazed windows to rear aspect, double glazed sliding patio door leading to rear garden, three Velux windows, eye and base level units with granite worktops, stainless steel sink with mixer tap, granite breakfast bar, hob with extractor hood and built-in oven, integrated dishwasher, microwave and coffee machine, underfloor heating, spotlights and tiled floor.

Utility Room 6'3" x 4'4" (1.91m x 1.32m)

Tiled floor, plumbing for washing machine and space for tumble dryer.

W.C

Frosted double glazed window to side, Low level WC, contemporary hand basin with mixer tap and storage beneath, tiled walls and floor.

First Floor Landing

Frosted double glazed window to side aspect and doors leading to all rooms.

Bedroom One 12'4" x 12'2" (3.76m x 3.71m)

Double glazed window to front aspect and radiator.

Bedroom Two 12'8" x 10'7" (3.86m x 3.23m)

Double glazed window to rear aspect and radiator.

Bedroom Three 9'8" x 8'0" (2.95m x 2.44m)

Dual aspect double glazed windows and radiator.

Bathroom

Dual aspect double glazed windows, 'Whirlpool' bath with mixer tap and shower attachment, low level WC, shower cubicle, vanity sink with mixer tap, heated towel rail, spotlights, tiled walls and floor.

Exterior - Front

Brick paved parking for multiple vehicles, side gate leading to rear garden.

Exterior - Rear

Patio area with artificial lawn, side access gate leading to front garden and double glazed sliding door leading to large outbuilding.

Outbuilding

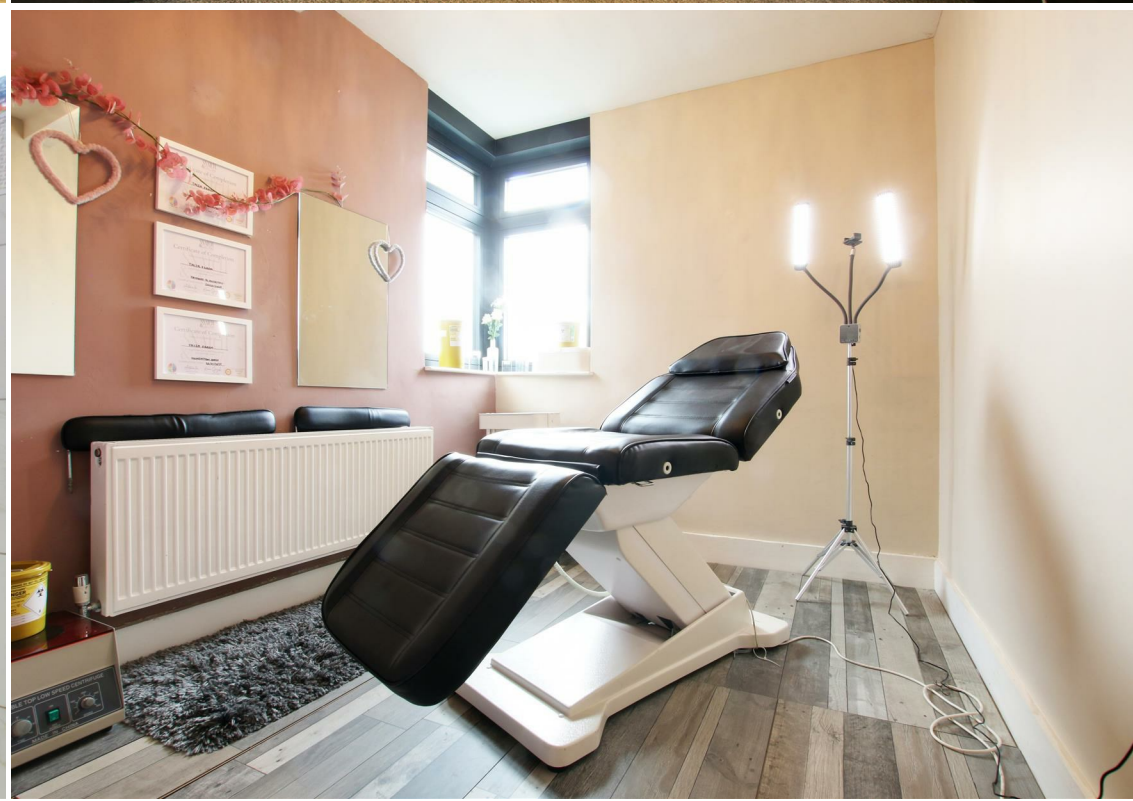
Main room - 19'5" x 9'6" Two double glazed windows to front aspect, laminate wood flooring, spotlights and doors leading to room one and room two.

Room One - 14'6" x 11'4" Laminate wood flooring and spotlights.

Room Two - 11'4" x 4'5" Laminate wood flooring and spotlights.

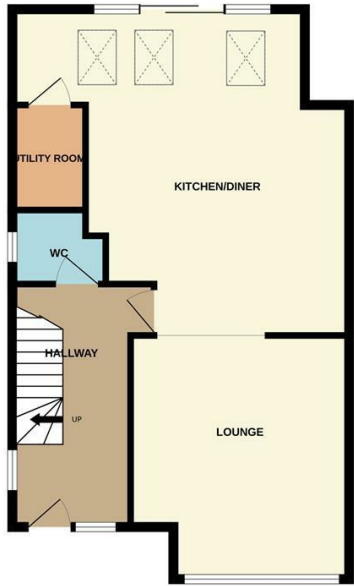
Lanes Property Agents Enfield Reference

ET5198/AX/AX/AX/041124

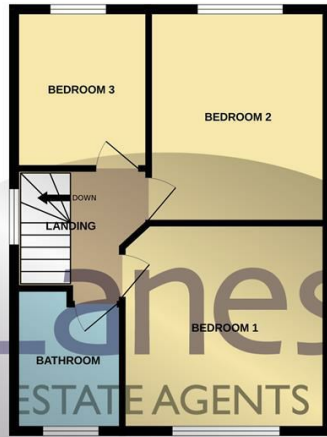




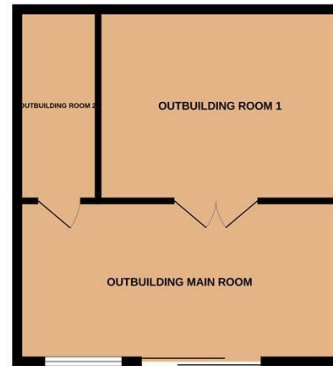
GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

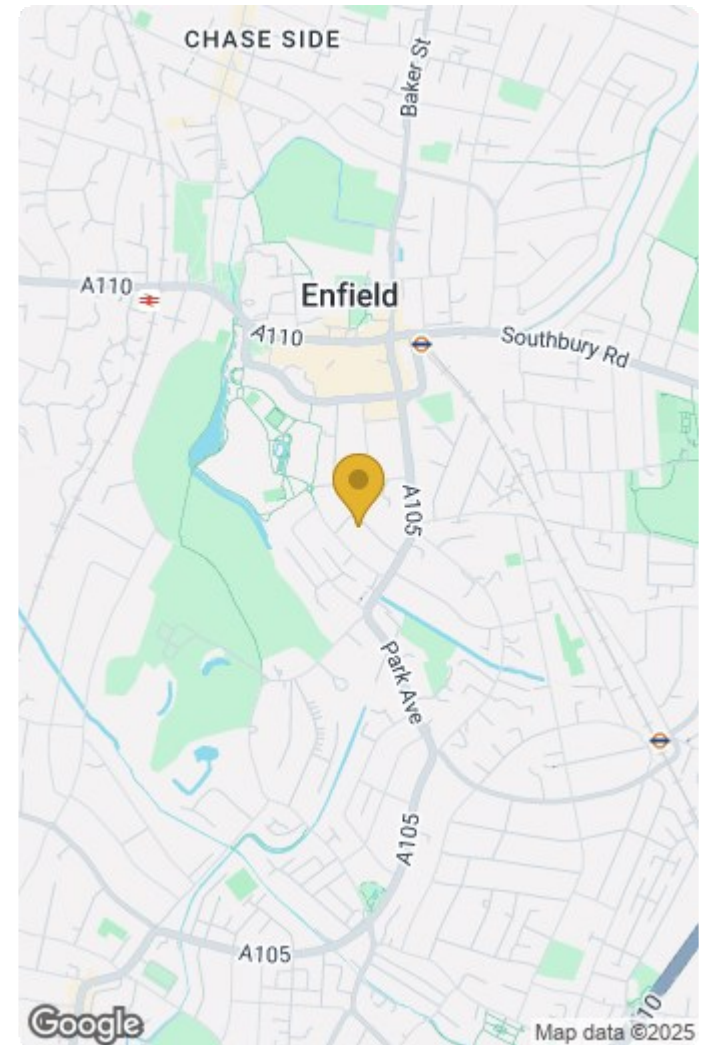


OUTBUILDING
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	

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.

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