



63 Orchard Crescent, Enfield, EN1 3NS

£630,000



Lanes

ESTATE AGENTS

63 Orchard Crescent, Enfield, EN1 3NS

Nestled in the desirable location of Orchard Crescent, Enfield, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned layout, featuring three comfortable bedrooms and a conveniently located first-floor bathroom, making it ideal for modern living.

One of the standout features of this home is the south-westerly facing rear garden, which offers a delightful outdoor space perfect for relaxation and entertaining. The garden benefits from ample sunlight throughout the day, creating a warm and inviting atmosphere. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Parking is made easy with space for one vehicle, ensuring convenience for residents and guests. The property is offered chain-free, providing a smooth and hassle-free buying experience.

Orchard Crescent is a sought-after area, known for its friendly community and proximity to local amenities, schools, and parks. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a home that you can truly make your own. Don't miss the chance to view this delightful property and envision the possibilities it holds.



Porch

Dual aspect double glazed windows and door leading to hallway.

Hallway

Laminate wood flooring, stairs leading to first floor landing, under stair storage cupboard housing 'Worcester' combination boiler, radiator, door leading to lounge and access leading to kitchen.

Lounge 13'2" x 12'9" (4.01m x 3.89m)

Double glazed window to front aspect, original wood flooring, radiator, fireplace with surround, sliding double doors leading to dining room.

Dining Room

12'4" (into bay) x 11'5" (3.76m (into bay) x 3.48m)

Double glazed bay windows to rear aspect, double glazed door leading to rear garden, original wood flooring and radiator.

Kitchen 7'2" x 6'5" (2.18m x 1.96m)

Double glazed window to rear aspect, eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, washing machine and cooker, part tiled walls, laminate wood flooring, spotlights and door leading to conservatory.

Conservatory 9'3" x 8'5" (2.82m x 2.57m)

Multi aspect double glazed windows, radiator, tiled flooring and double glazed door leading to rear garden.

First Floor Landing

Original wood flooring, double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

12'4" (into bay) x 11'4" (3.76m (into bay) x 3.45m)

Double glazed bay window to front aspect, radiator and original wood flooring.

Bedroom Two 11'4" x 10'5" (3.45m x 3.18m)

Double glazed window to rear aspect, fitted wardrobe, original wood flooring and radiator.

Bedroom Three 7'3" x 7'0" (2.21m x 2.13m)

Double glazed window to front aspect, radiator and original wood flooring.

Bathroom

Frosted double glazed window to rear aspect, low flush W.C, pedestal wash hand basin with mixer tap, freestanding claw foot bath with mixer tap and shower attachment, tiled flooring, part tiled walls, under floor heating and radiator.

Exterior - Front

Paved for off street parking with hedge border to side and gate leading to rear garden.

Exterior - Rear

South westerly facing, timber shed, gate leading to front garden, decking area to front and rear, rest is laid to lawn, flower bed borders with various plants, shrubs trees and bushes including two apple trees, two pear trees and horse chestnut tree and a date palm tree.

Lanes Estate Agents Enfield Reference Number

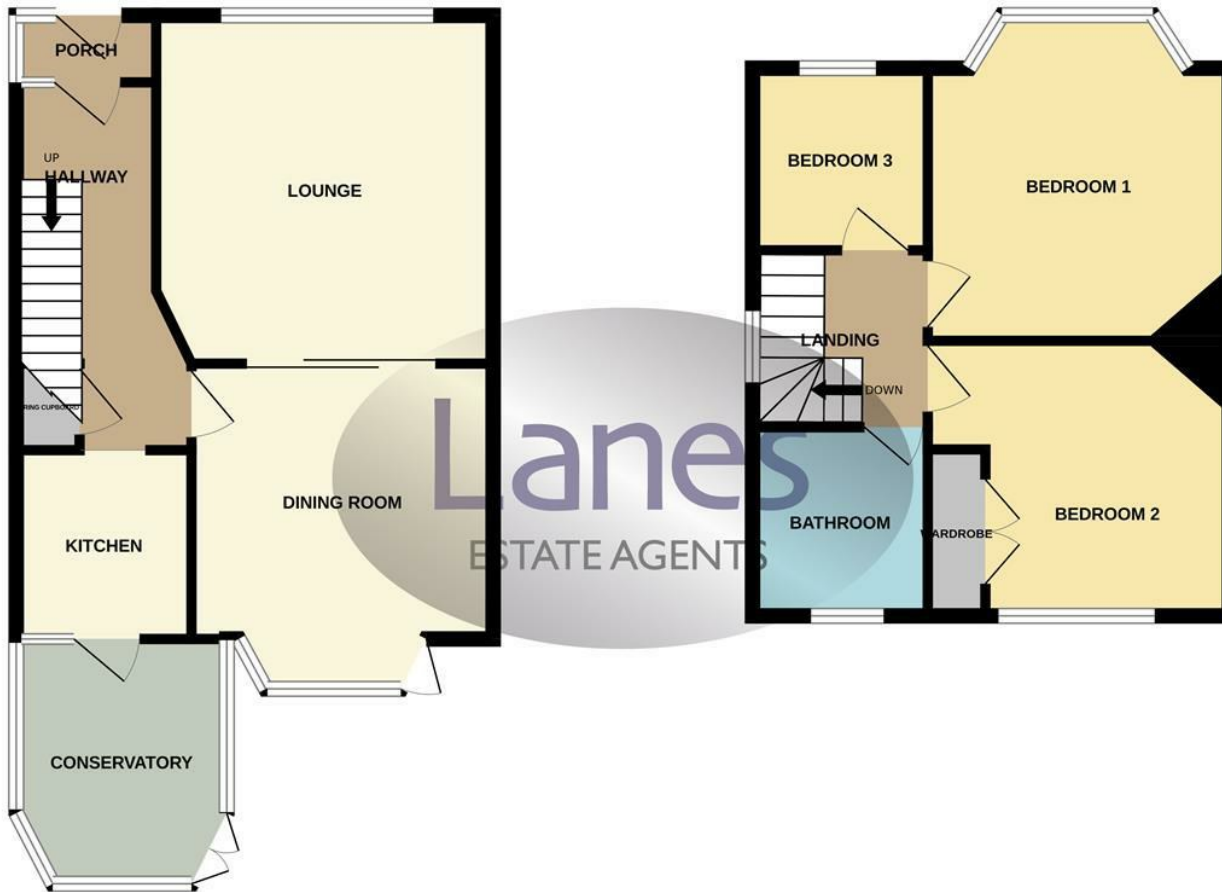
ET5230/AX/AX/AX/240225





GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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.
Made with Metropix ©2025.

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

	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 (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	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

