



2 Abbotts Crescent, Enfield, EN2 8BJ

£730,000



**Lanes**  
ESTATE AGENTS

## 2 Abbotts Crescent, EN2 8BJ

Welcome to this stunning semi-detached house located on Abbotts Crescent in Enfield. This beautifully extended property boasts four spacious bedrooms, making it an ideal family home. The ground floor features the main bedroom with a convenient shower room, while the first floor is equipped with a well-appointed bathroom, ensuring ample facilities for all residents.

The heart of the home is the inviting reception room, perfect for relaxing or entertaining guests. The modern design flows throughout the property, providing a fresh and contemporary feel. The south-westerly facing rear garden is a delightful outdoor space, complete with a charming 20-foot summer house, ideal for enjoying sunny afternoons or hosting gatherings.

For those who commute, this property is situated conveniently close to both Gordon Hill and Enfield Chase rail stations, making travel to central London and beyond a breeze. Additionally, Enfield Town offers a variety of shopping facilities, ensuring that all your daily needs are within easy reach.

With off-street parking available, this home combines practicality with style. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this exceptional property your new home.



**Porch** 5'8" x 4'2" (1.73m x 1.27m)

**L-Shaped Lounge**

19'0" x 11'6" opening to 22'0" (5.79m x 3.51m opening to 6.71m)

**Kitchen/Diner** 17'7" x 9'8" (5.36m x 2.95m)

**Bedroom One** 9'11" x 10'4" (3.02m x 3.15m)

**Dressing Area** 15'6" x 6'4" (4.72m x 1.93m)

**Shower Room** 9'6" x 6'0" (2.90m x 1.83m)

**Utility Room** 6'3" x 4'9" (1.91m x 1.45m)

**First Floor Landing**

Double glazed window to side aspect, loft access, airing cupboard, doors to bathroom and all bedrooms.

**Bedroom Two** 12'0" x 10'5" (3.66m x 3.18m)

**Bedroom Two** 10'11" x 9'5" (3.33m x 2.87m)

**Bedroom Three** 8'5" x 8'5" (2.57m x 2.57m)

**Bathroom** 7'7" x 5'3" (2.31m x 1.60m)

**Front Garden**

Driveway

**Rear Garden**

South-West facing

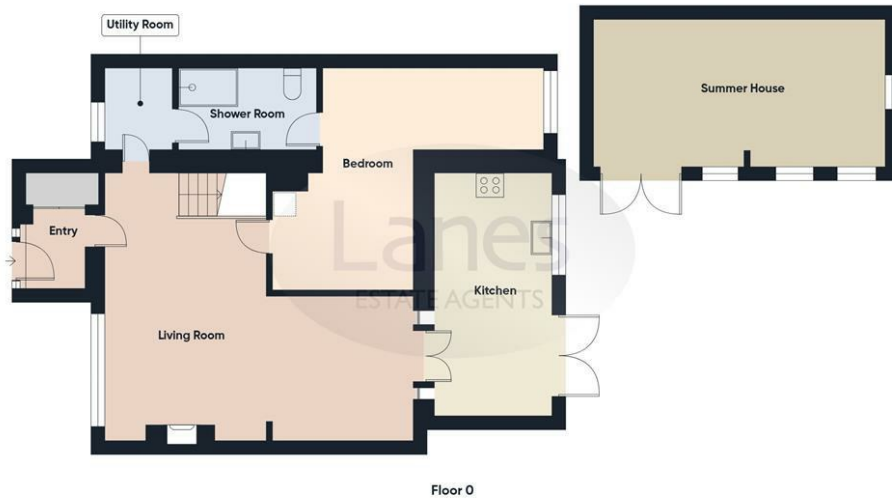
**Summer House** 20'7" x 10'9" (6.27m x 3.28m )

**Lanes Estate Agents Enfield Reference Number**

ET5344/AX/AX/AX/120626







Approximate total area<sup>m</sup>  
127.4 m<sup>2</sup>  
1371 ft<sup>2</sup>

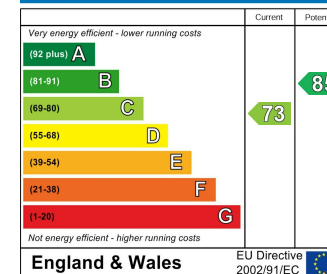
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

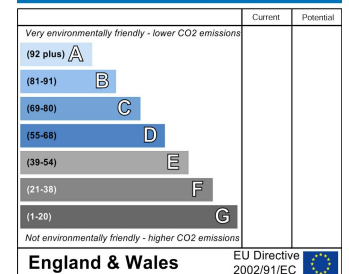
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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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