



Kenilworth Crescent, Enfield

Available

£550,000 (Freehold)





An exciting opportunity to acquire a chain-free family home with excellent potential in one of Enfield's most sought-after residential locations.

Located on the sought-after Kenilworth Crescent in Enfield, this three-bedroom end-of-terrace house presents an excellent opportunity for those looking to create their ideal home. Offering well-proportioned accommodation throughout, the property is perfectly suited to families, first-time buyers or investors seeking a home with outstanding potential.

Upon entering, you are welcomed by a spacious hallway leading to a through lounge, providing an inviting space for both everyday living and entertaining. The ground floor also benefits from a convenient wet room/WC, while the first floor offers a family bathroom serving the three well-sized bedrooms.

The property would benefit from modernisation, allowing the new owner to update and personalise the accommodation to their own taste. There is also excellent potential to extend or further develop the property, subject to the necessary planning permissions, enhancing both the living space and future value. Two garages are accessible from the garden and rear alleyway.

The property is offered chain free, helping to ensure a smooth and straightforward purchase. Kenilworth Crescent enjoys a popular residential setting with a range of local amenities close by. As well as Gordon Hill station at 0.8 miles, Enfield Town station is only 1.0 mile away, providing convenient links into Central London.

Popular schools are nearby - Lavender Primary 0.3 miles, Enfield County secondary 0.2 miles. Ample local green space and parks such as Forty Hall, Whitewebbs and Hillyfields.

Everyday shopping is easily catered for with Sainsbury's approximately 0.2 miles away, Lancaster Road and Chase Side nearby offer many varied local shops and cafés. Enfield Town with all its extensive amenities is only one mile away. Overall, this is a fantastic opportunity to acquire a home with tremendous potential in a well-connected and established neighbourhood.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Paved for off-street parking, shrub borders, side gate leading to rear garden.

Inner Hallway

Carpet, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, door to lounge, door to kitchen, door to wet room

Through Lounge/Dining Room

Carpet, radiator, uPVC double glazed window to front aspect, uPVC double glazed sliding door leading to rear garden

Kitchen

Laminate wood flooring, radiator, double glazed window to rear aspect, uPVC double glazed door leading to rear garden, stainless steel sink with mixer tap, part-tiled walls, eye and base level units, gas hob with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer.

Wet Room/WC

Tiled flooring, tiled walls, frosted uPVC double glazed window to side aspect, heated towel rail, spotlights to ceiling, electric shower, low level WC, wash hand basin with mixer tap, electric toothbrush charging point, storage cupboard.

First Floor Landing

Carpet, coving to ceiling, loft access, frosted uPVC double glazed window to side aspect, doors to all bedrooms, door to bathroom.

Bedroom One

Radiator, carpet, ceiling fan, fitted wardrobes, uPVC double glazed window to front aspect.





Bedroom Two

Radiator, carpet, ceiling fan, uPVC double glazed window to rear aspect, fitted wardrobes, cupboard housing water tank.

Bedroom Three

Carpet, radiator, uPVC double glazed window to front aspect.

Bathroom

Carpet, tiled walls, heated towel rail, uPVC frosted double glazed window to rear aspect, WC, pedestal wash hand basin, bath with mixer tap, shower attachment.

Rear Garden

100ft/30m, Part paved area, shrub borders, two timber-built sheds, outside tap, side gate leading to front garden.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

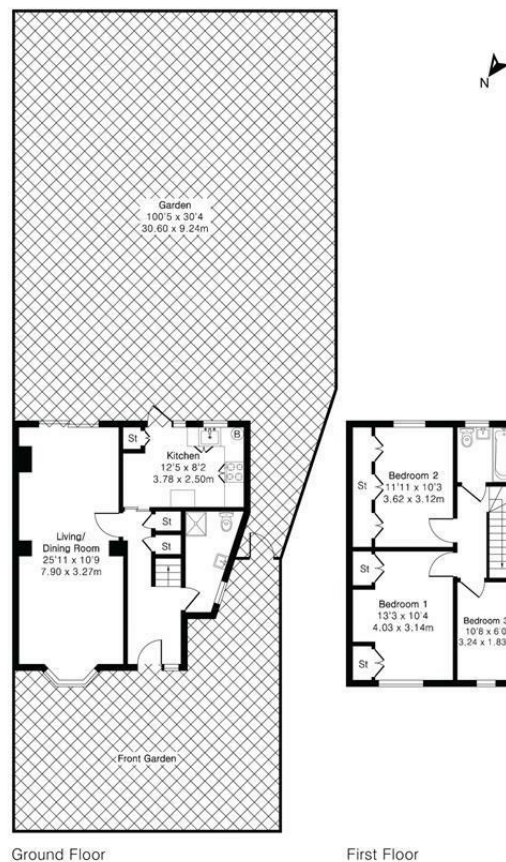
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Approximate Gross Internal Area 946 sq ft - 88 sq m

Ground Floor Area 515 sq ft - 48 sq m

First Floor Area 431 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E