



## Park Crescent, Enfield, EN2 6HS

£700,000



Nestled in the desirable area of Park Crescent, Enfield, this charming 1930s semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three spacious double bedrooms, this property is designed for comfort and practicality. The layout features two separate reception rooms, providing ample space for relaxation and entertaining. The second reception room seamlessly opens into a newly fitted kitchen, creating a modern and inviting atmosphere.

The property is in excellent condition, ensuring that you can move in with ease. A large family bathroom caters to the needs of a busy household, while the south-facing garden offers a delightful outdoor space to enjoy throughout the year. Off-street parking and a garage add to the convenience of this lovely home.

Situated in a prime location, this house is chain-free, making the buying process straightforward. It is conveniently close to Enfield Town train station, providing easy access to central London, and is within walking distance of Town Park, perfect for leisurely strolls or family outings.

This semi-detached house is not just a property; it is a place where memories can be made. With its blend of classic charm and modern amenities, it is an ideal choice for those seeking a welcoming home in a vibrant community. Don't miss the chance to make this delightful house your own.

- Three Double bedrooms
- Two separate reception rooms
- Modern fitted kitchen open to the second reception room
- South facing approx 60 ft garden
- Garage
- Offer street parking for two
- Excellent condition throughout
- Close to Town Park
- Close to Enfield Town train station
- Chain free

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 121.82 sq m / 1311 sq ft

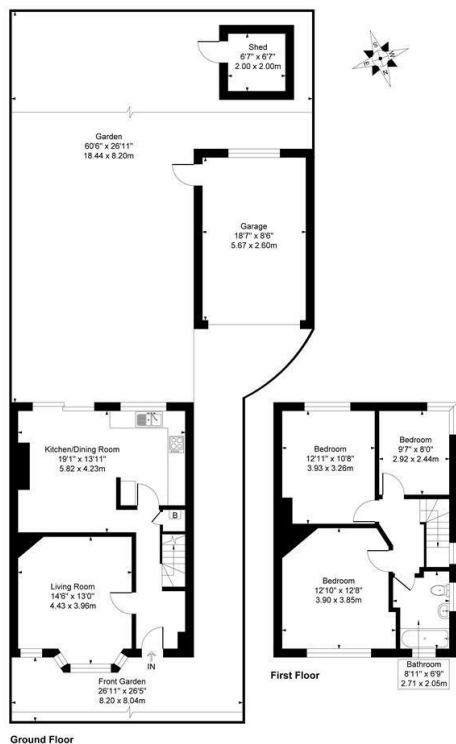


Illustration for identification purposes only, not in scale



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 58                      |
| (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 |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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