



Kenilworth Crescent, Enfield, EN1 3RG

welcome to

Kenilworth Crescent, Enfield

Barnfields are delighted to offer for sale this spacious and extended five bedroom semi-detached family house with a fantastic 129ft x 69ft rear garden! Located in a popular and quiet turning just off Baker Street, this rarely available property offers versatile living space plus off-street parking for several cars. Located close to the green spaces of Forty Hall and Hilly Fields, good primary and secondary schools are also within walking distance. Enfield Town Station and Shopping Centre are also close by plus a plethora of convenient local shops on Lancaster Road and Baker Street.

Offered on a chain free basis, an early viewing is highly recommended for this special property!



Hallway

Laminate flooring, radiator, dado rail, understairs cupboard.

Front Lounge

12' 3" x 10' 8" (3.73m x 3.25m)

Laminate flooring, double glazed windows to front, cast iron fireplace with hearth, radiator.

Downstairs WC

Low level WC wall mounted hand basin, vinyl flooring.

Dining Room

9' 8" x 9' 5" (2.95m x 2.87m)

Tiled flooring, attractive exposed brick wall, radiator, plate racks and beamed ceiling, spotlights, open to:-

Kitchen

13' 1" x 10' 6" (3.99m x 3.20m)

With a range of recently fitted light grey wall and base units with toning Quartz worktops and upstands, undermount sink, space for Aga Style oven, tiled splashbacks, space for large fridge/freezer, built-in dishwasher, spotlights, beamed ceiling, tiled floor, double glazed windows and door to garden.

Rear Lounge

21' 11" x 10' 7" (6.68m x 3.23m)

A bright and spacious room with laminate flooring, radiator, double glazed doors to garden, dado rail.

First Floor

Landing

Fitted carpet, loft hatch opening to ample loft storage space with potential to convert subject to relevant planning permissions.

Bedroom One

16' 8" x 10' 1" (5.08m x 3.07m)

Fitted carpet, double glazed windows to rear, radiator, door to:-

En-Suite

Step-in shower unit, wall mounted hand basin, tiled floor, double glazed window to side.

Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m)

Fitted carpet, double glazed windows to front, radiator

Bedroom Three

9' 5" x 9' 5" (2.87m x 2.87m)

Fitted carpet, double glazed windows to rear, radiator

Bedroom Four

8' 11" x 7' 9" (2.72m x 2.36m)

Fitted carpet, double glazed windows to front, radiator, built-in cupboard.

Bedroom Five / Office

7' 1" x 5' 11" (2.16m x 1.80m)

Fitted carpet, double glazed windows to front, radiator

Bathroom

Corner bath with shower attachment, hand basin with cupboards under, low level WC, tiled floor, part tiled walls, double glazed window to rear.

Outside

Rear Garden

An unusually large rear garden with ample patio area for entertaining, rest laid to lawn with large established hedges giving privacy, fruit trees, vegetable patch and a side access gate. An ideal space for growing vegetables, a home office/gym or just for enjoying!

Outbuilding

A great space with electricity and alarm system.

Garage

Accessed via internally from the hallway, the garden or via the up and over door to the front is a single garage with plumbing for a washing machine, plenty of space for a tumble dryer, additional storage and wall mounted boiler.

Off-Street Parking

The property enjoys brick paved off-street parking for several cars.



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welcome to

Kenilworth Crescent, Enfield

- Fantastic 129ft x 69ft Rear Garden
- Two Reception Rooms
- Kitchen and Dining Room
- Integral Garage
- Five Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Offers In Excess Of

£825,000

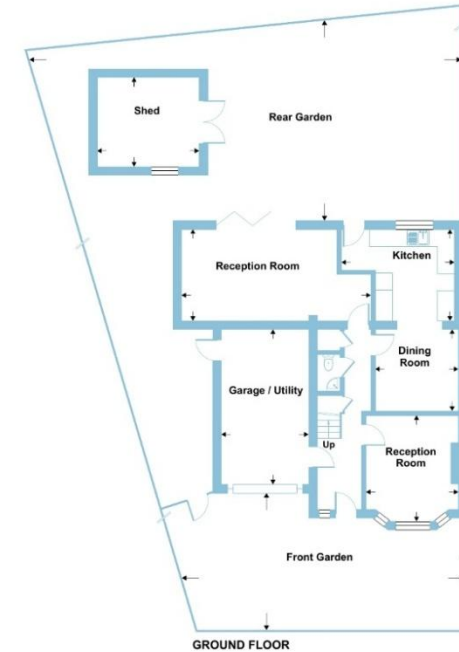
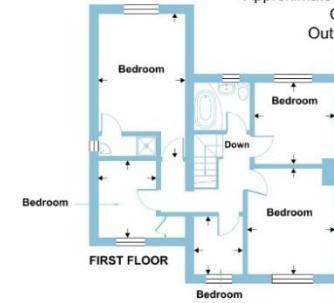


Please note the marker reflects the postcode not the actual property



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Approximate Area = 1347 sq ft / 125.1 sq m
Garage = 181 sq ft / 16.8 sq m
Outbuilding = 122 sq ft / 11.3 sq m
Total = 1650 sq ft / 153.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barnard Marcus. REF: 1446420



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Property Ref:
ENF105844 - 0008

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