



Crescent West,
Hadley Wood, EN4



Crescent West

A rarely available five-bedroom Victorian residence, retaining an array of attractive original period features including feature fireplaces, stained glass windows and what appears to be the original front door. The property offers spacious and well-proportioned family accommodation arranged over three floors, with a wonderful sense of character throughout.

The property is approached via a welcoming entrance hallway, leading to a comfortable lounge with a feature fireplace and onward to the dining room. The dining room features French doors opening onto the rear garden and leads through to the kitchen/breakfast room, providing a sociable space for family living with access to a separate utility room. There is also a study and a convenient downstairs shower room.

On the first floor, the principal bedroom benefits from fitted cupboards and an en suite shower room. There are two further bedrooms on this floor, together with a family bathroom and separate WC. The second floor provides two additional bedrooms, offering excellent flexibility for family, guests or home working.

The rear garden is well stocked with mature shrubs and planting and features a heated swimming pool, creating an excellent setting for outdoor entertaining and family enjoyment.

To the front of the property, there is a large area providing ample off-street parking, with access to the garage.

Combining attractive Victorian character with generous and versatile accommodation, a well-established garden and heated swimming pool, this rarely available family home offers excellent space both inside and out.



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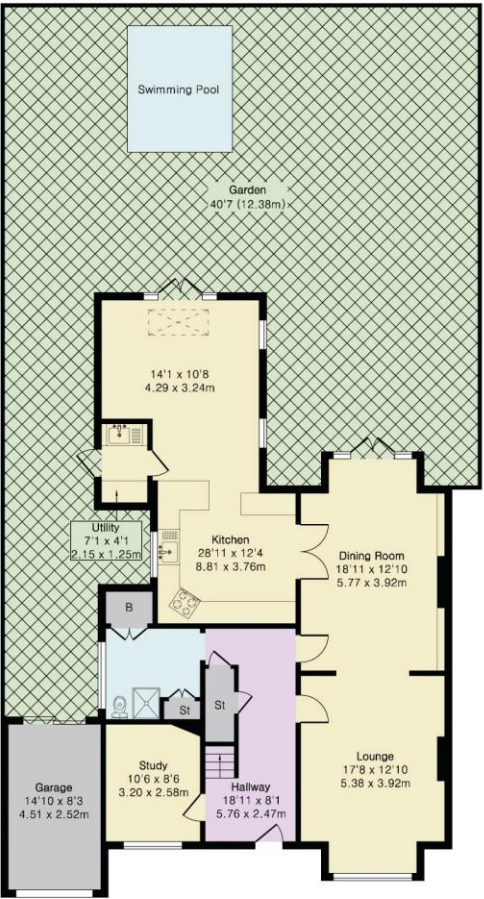


Council Tax: G
Local Authority: Enfield
Tenure: Freehold

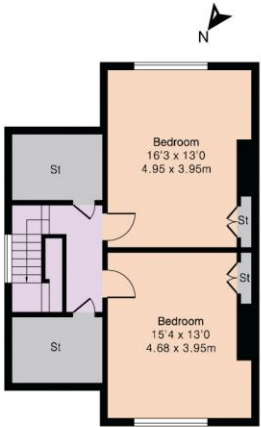
Approximate Gross Internal Area 2500 sq ft - 232 sq m
(Excluding Garage)
Ground Floor Area 1195 sq ft – 111 sq m
First Floor Area 715 sq ft – 66 sq m
Top Floor Area 590 sq ft – 55 sq m
Garage Area 122 sq ft – 11 sq m



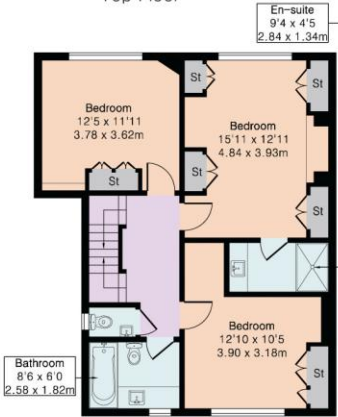
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Top Floor



First Floor



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.





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