



**Theobalds Park Road  
Crews Hill**



**£999,950  
Freehold**

JR Sales & Letting

Presenting this stunning, individually designed five-bedroom detached home, perfectly located in a sought-after semi-rural setting. Within easy walking distance of Crews Hill Rail Station (Moorgate Line) and golf course, this exceptional home also benefits from proximity to Enfield Town's shopping centre and highly regarded schools. Benefits include ample sized driveway & rear large rear garage and outbuilding which potential to be an annex.

- **Parking for several cars with a large gravelled driveway**
- **Expansive 85' west-facing rear garden with patio and lawn**
- **Spacious 30' x 22' stable block/garage with power and lighting**
  - **Beautifully designed 31' lounge with feature fireplace and French doors to the garden**
- **Modern 31' kitchen/diner with integrated appliances, butler sink, breakfast bar, and electric Aga**
- **Five well-proportioned bedrooms with built-in wardrobes in two rooms**
- **Stylish family bathroom with a freestanding bath and separate shower cubicle**
  - **Additional shower room with steam facility on the first floor**
    - **Gas central heating with underfloor heating in key areas**
- **Sash-style double-glazed windows enhancing the character of the home**

#### Ground Floor:

Upon entering, you are welcomed by a spacious entrance porch, leading into a large and elegant hallway with ceramic tiled flooring and underfloor heating.

The impressive 31' lounge/dining room features a charming fireplace, picture rails, and French doors opening to the expansive garden. The modern kitchen/diner is a chef's dream, fitted with high-specification units, an electric Aga, a butler sink, integrated appliances, and a breakfast bar. Double doors provide direct access to the garden.

A beautifully appointed family bathroom completes the ground floor, boasting a freestanding bath, separate shower cubicle, and elegant fittings.

#### First Floor:

The spacious landing leads to five well-proportioned bedrooms, including a dual-aspect master bedroom (18'1" x 12'), and two additional double bedrooms with built-in wardrobes. A modern shower room with steam facility completes the first floor.

#### Outside:

The large front garden offers ample off-street parking and side vehicular access to the garage/stable block.

The west-facing rear garden (approx. 85') is beautifully maintained, featuring a large patio, lawn, and mature shrub borders. A brick-built storage shed/workshop (16' x 10'9") provides additional utility space, complete with a WC and wash basin.

#### Additional Features:

Detached 30' x 22' stable block/garage with power and lighting

Gas central heating with underfloor heating in key areas

Sash-style double-glazed windows for classic charm

This outstanding property offers a rare combination of modern luxury and countryside tranquility, making it the perfect family home. Viewing highly recommended!

For more information or to arrange a viewing, contact us today.







JR Sales & L



JR Sales & L



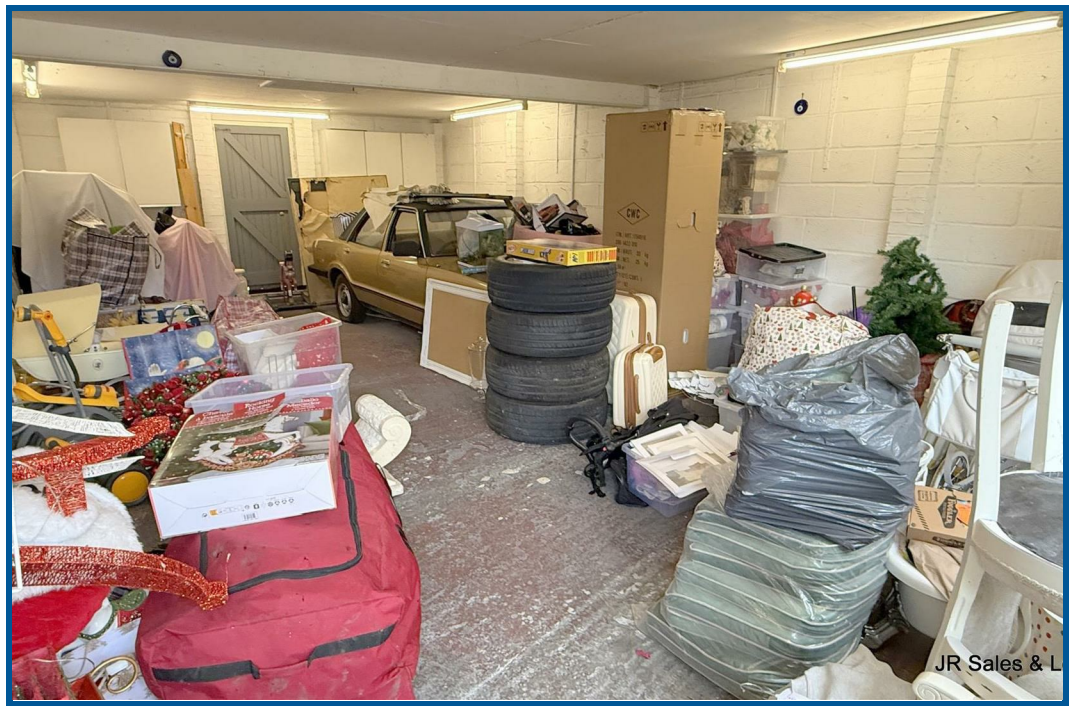
JR Sales & L



JR Sales & L

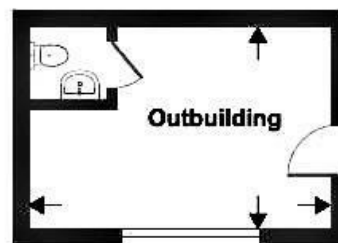
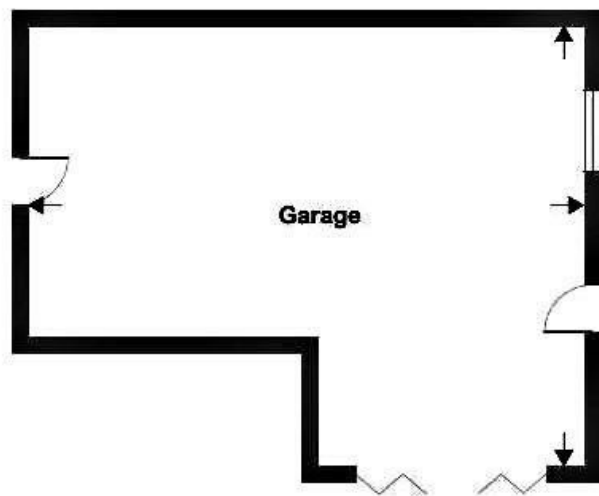






| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 60      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



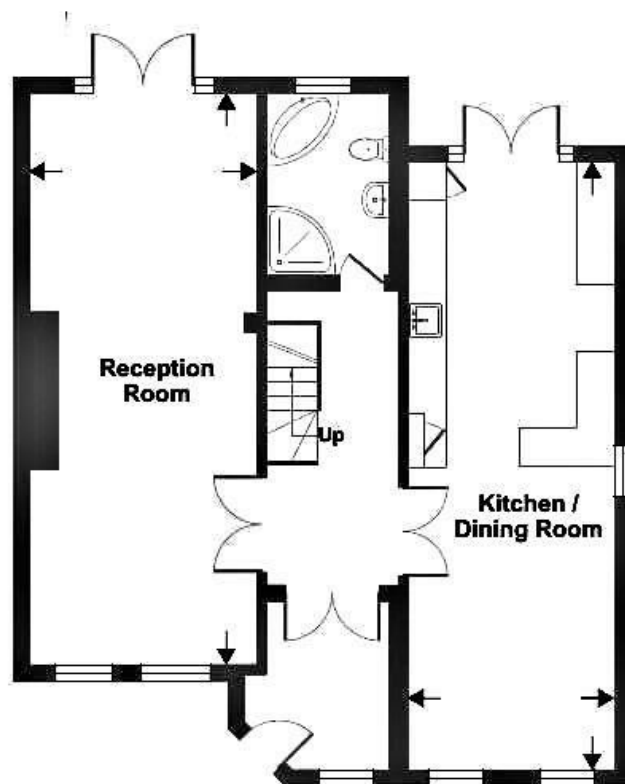
Approximate Area = 2384 sq ft / 221 sq m (includes garage)

Limited Use Area(s) = 22 sq ft / 2 sq m

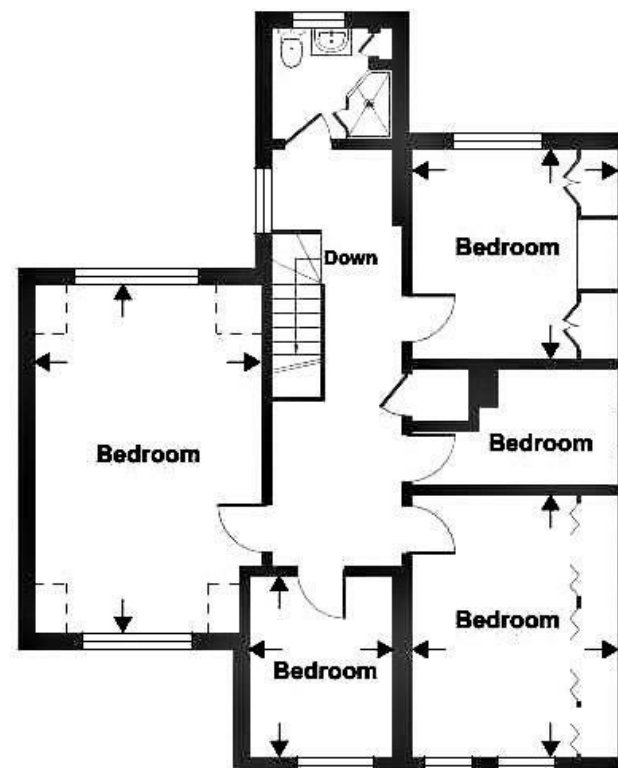
Outbuilding = 169 sq ft / 16 sq m

Total = 2575 sq ft / 239 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

