



Village Road, EN1 2DW
Enfield

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Situated on a picturesque, tree lined and highly sought after residential street, this spacious two double bedroom ground floor apartment offers an exceptional opportunity in one of the area's most desirable locations. The neighbourhood is consistently in high demand, renowned for its peaceful surroundings, scenic character and strong family friendly community feel.

Ideally positioned, the property enjoys excellent access to a wide range of everyday conveniences. Local bus services are within walking distance, while Bush Hill Park Station & Enfield Town Station (0.4 miles) provides direct and fast connections into London Liverpool Street in approximately 35 minutes, making it ideal for commuters. Just a short stroll away, Enfield Town Centre offers a vibrant selection of dining options, cafés, and high street favourites including M&S, Next and River Island, alongside a variety of additional amenities.

Families are equally well catered for, with the property falling within close proximity to several highly regarded schools, including The Raglan Schools, Enfield Grammar School and George Spicer Primary, making this an ideal purchase for first time buyers, young families, or downsizers alike.

The internal accommodation is both generous and well presented, comprising a sizeable reception room with ample space for both living and dining areas, and a fitted kitchen offering excellent worktop space, a range of integrated appliances (untested), and ample storage units. There are two well proportioned double bedrooms, with the principal bedroom further benefiting from access to a private balcony. A shower room and separate WC complete the accommodation.

£400,000



- Chain Free
- Garage En Bloc and Residents Parking Available
- A Sizeable Reception Room Offering Ample Space for Both Living and Dining Areas
- Enjoying Access to a Private Balcony
- Within Easy Reach of Enfield Town Centre, Providing a Vibrant Mix of Shops, Restaurants and Local Amenities
- An Exceptionally Spacious Two Double Bedroom Ground Floor Apartment
- Share of Freehold
- A Fitted Kitchen Offering Ample Worktop Space, a Range of Wall and Base Units, and Integrated Appliances(untested)
- Conveniently Situated Near Enfield Town and Bush Hill Park Stations (approximately 0.4 miles), Offering Direct Routes into Central London
- Benefiting From Proximity to Several Highly Regarded Schools, Including The Raglan Schools, Enfield Grammar School & George Spicer Primary School





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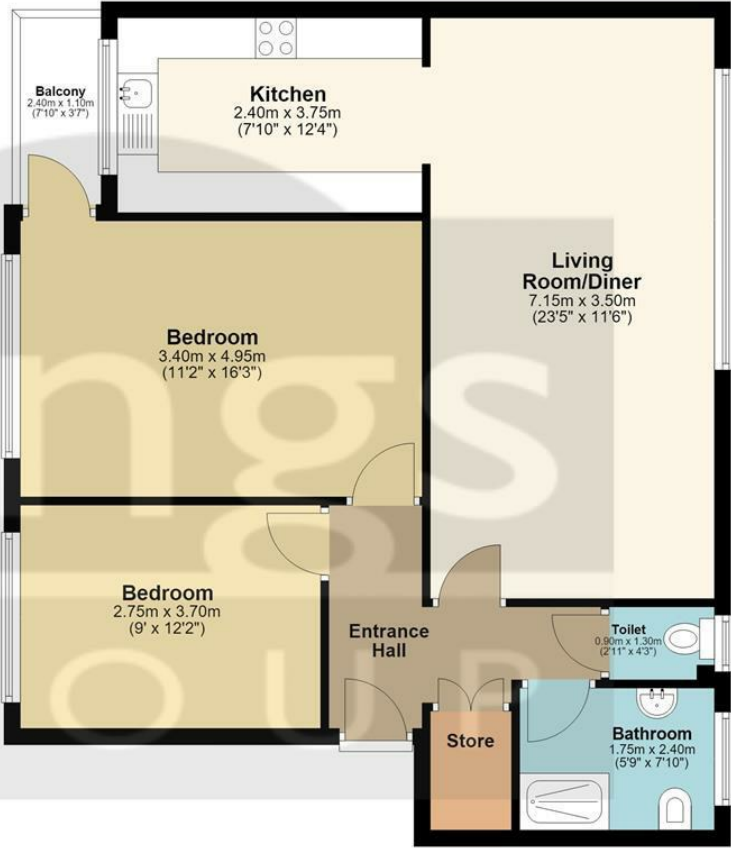
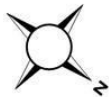
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Outbuilding
Approx. 12.7 sq. metres (137.1 sq. feet)



Ground Floor
Approx. 76.2 sq. metres (820.1 sq. feet)
(excluding Balcony)



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Marlborough Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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