

Village Road, EN1 2EB
Enfield

kings
GROUP



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SHARE OF FREEHOLD & CHAIN FREE
Situated on a picturesque, tree-lined & highly sought after residential street, this generously proportioned two double bedroom ground floor flat presents an exceptional opportunity to acquire a well appointed home in one of the area's most desirable locations. The property combines spacious accommodation with a peaceful residential setting, making it an ideal choice for first time buyers, families & those seeking the convenience of ground floor living.

The accommodation is well presented throughout & offers a generous sense of space. The reception room features beautiful parquet flooring, which continues seamlessly through to the hallway, creating a sense of continuity & character. A substantial floor to ceiling window floods the room with natural light while enhancing the feeling of space, with a door providing direct access onto the beautifully maintained communal greenery. The fitted kitchen offers ample worktop space together with a range of wall & base units, providing excellent storage and preparation space. Both bedrooms are generously sized double rooms, each benefiting from built in storage, while the property is completed by a three-piece bathroom suite complemented by elegant marble tiling.

Further benefits include gas central heating & double glazing throughout, together with a garage en bloc. The garage is due to have a new roof replaced prior to completion and a new roof already completed on the block itself, adding further appeal and peace of mind for the incoming purchaser.

The location is particularly well suited to families, with the property situated within the catchment areas of several highly regarded schools, including The Raglan Schools(rated Outstanding by Ofsted), Bush Hill Park Primary School & Edmonton County School. For commuters, the property enjoys excellent transport connections, with both Enfield Town & Bush Hill Park stations providing direct rail services into Central London.

Offers In Excess Of £400,000









- Chain Free
- Share of Freehold
- A Sizeable Reception Room Offering Ample Space for Both Living & Dining Areas
- A Three Piece Bathroom Suite Complemented by Elegant Marble Tiling
- Excellent Transport Links, with Enfield Town & Bush Hill Park Stations Providing Swift & Direct Connections into Central London
- A Generously Sized Ground Floor Apartment Comprising Two Double Bedrooms
- Garage En Bloc and Residents Parking Available
- A Well-Appointed Fitted Kitchen with Generous Worktop Space & a Range of Wall & Base Units
- Situated Within the Catchment Areas of Several Well-Regarded Schools, Including The Raglan Schools (Ofsted Outstanding), Bush Hill Park Primary School & Edmonton County School
- Within Easy Reach of Enfield Town Centre, Providing a Vibrant Mix of Shops, Restaurants & Local Amenities









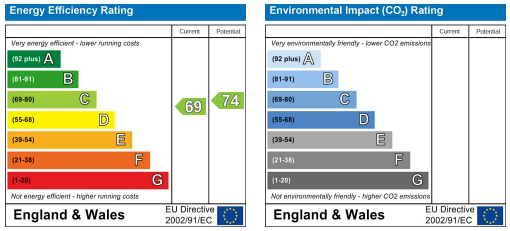


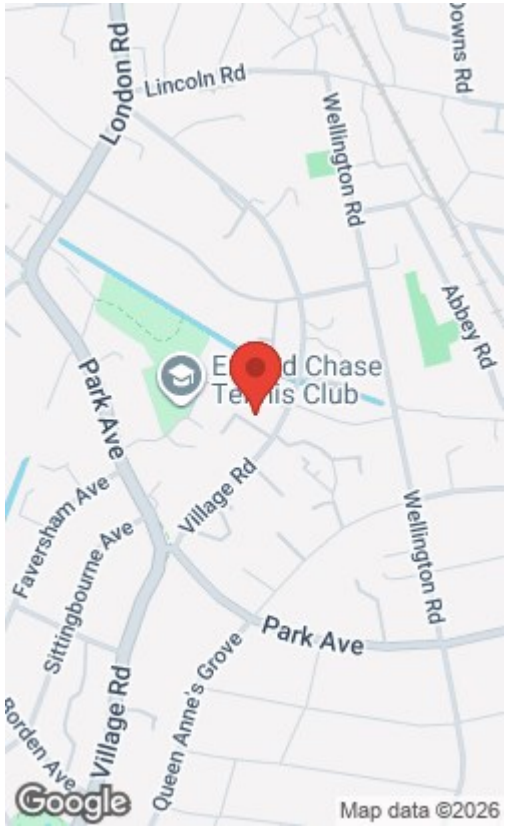






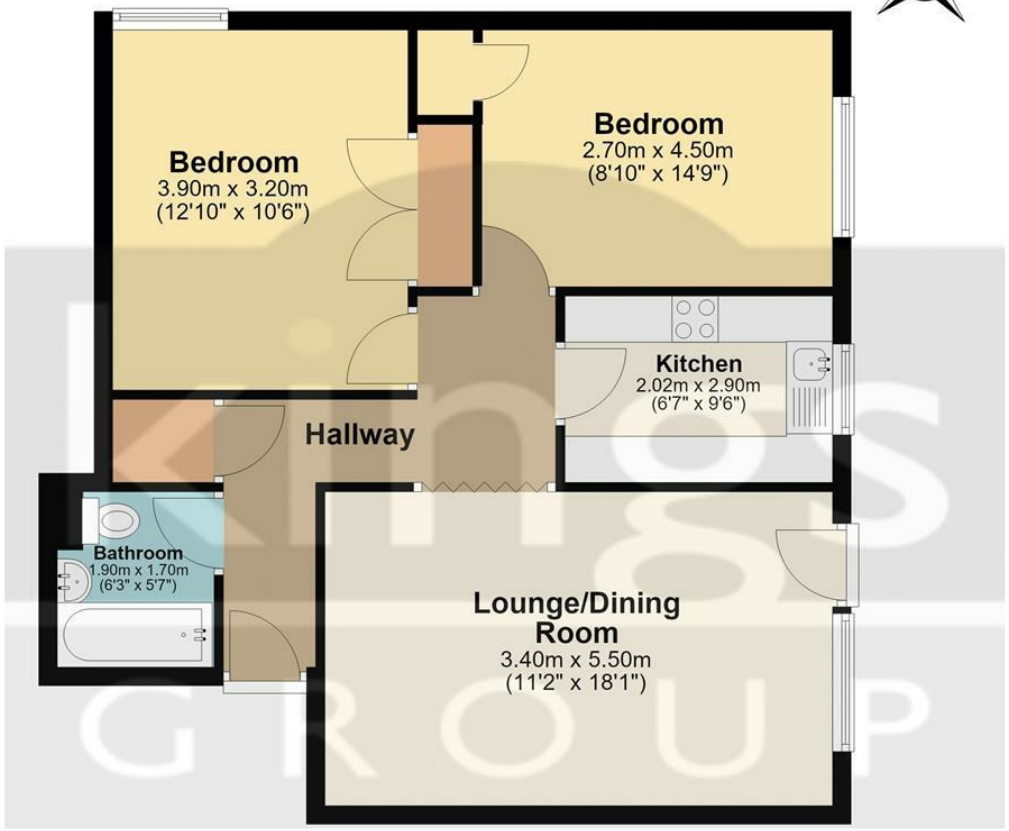






Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Hamlet Court

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