

3 Village Road, Enfield, EN1 2DL



£450,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE TWO DOUBLE BEDROOM FIRST FLOOR FLAT which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities including Enfield's Retail Parks are easily accessible. The property is conveniently located for access to the A10 / A406 and M25 all of which offer good road links to the surrounding areas. The accommodation comprises spacious living area, fitted kitchen, two double bedrooms, bathroom, and also benefits from having a garage-en-bloc. There is also the added benefit of having your own private balcony which looks over the communal garden areas. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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