

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.

Entrance

Front door to:-

Hallway

Double radiator, coved ceiling, airing cupboard with boiler, power points, carpeted flooring.

Shower Room

9'06 x 4'40 (2.90m x 1.22m)

Double glazed window to rear aspect, heated towel rail, shower cubicle, wash hand basin with vanity unit under, low level W.C, tiled walls, tiled flooring.

Reception Room

13'3 x 23'7 (4.04m x 7.19m)

Double glazed window to front aspect, coved ceiling, radiator, phone point, TV point, power points, carpeted flooring, double glazed patio door to balcony.

Kitchen

9'9 x 11'9 (2.97m x 3.58m)

Double glazed window to rear aspect, tiled walls, a range of base and wall units with roll top granite effect work surfaces, integrated cooker, electric oven, gas hob, integrated hood extractor, sink and drainer unit, space for fridge freezer, integrated washing machine and dishwasher, power points, tiled flooring.

Bathroom

6'8 x 9'0 (2.03m x 2.74m)

Double glazed opaque window to rear aspect, heated towel rail, extractor fan, panel enclosed bath, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

Bedroom 1

18'4 x 12'0 (5.59m x 3.66m)

Double glazed window to rear aspect, coved ceiling, double radiator, built in storage cupboard, fitted wardrobe, power points, carpeted flooring.

Bedroom 2

10'8 x 13'5 (3.25m x 4.09m)

Double glazed window to front aspect, coved ceiling, double radiator, fitted wardrobe, power points, carpeted flooring.

Balcony


12'7 x 6'96 (3.84m x 1.83m)

Tiled flooring.

Garage

17'35 x 7'91 (5.18m x 2.13m)



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>		
England & Wales	EU Directive 2002/91/EC	