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**Punchard Crescent, Enfield, EN3 6FZ**  
**Offers In The Region Of £525,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Potential rental income of £2,500 PCM
- Well-maintained and presented throughout
- Splendid access into Seven Sisters, Tottenham Hale & London City
- Private off street parking via driveway & garage

KINGS GROUP offer in the desirable Punchard Crescent, Enfield, this charming four-bedroom house presenting a perfect blend of comfort and convenience. Built around the year 2000, the property is in excellent condition and is ready for you to move in without delay.

Upon entering, you will find a spacious through lounge that provides a welcoming atmosphere, ideal for family gatherings or entertaining guests. The house boasts two well-appointed bathrooms, ensuring ample facilities for both residents and visitors. The layout is particularly suitable for families or landlords seeking a rental opportunity in a thriving area.

The property is situated within a private estate, enhancing the sense of community and security. Just a stone's throw away, you will discover a local field and park, perfect for leisurely strolls or outdoor activities. Additionally, the estate features its own shopping area, gym, and a selection of eateries, catering to all your daily needs and lifestyle preferences.

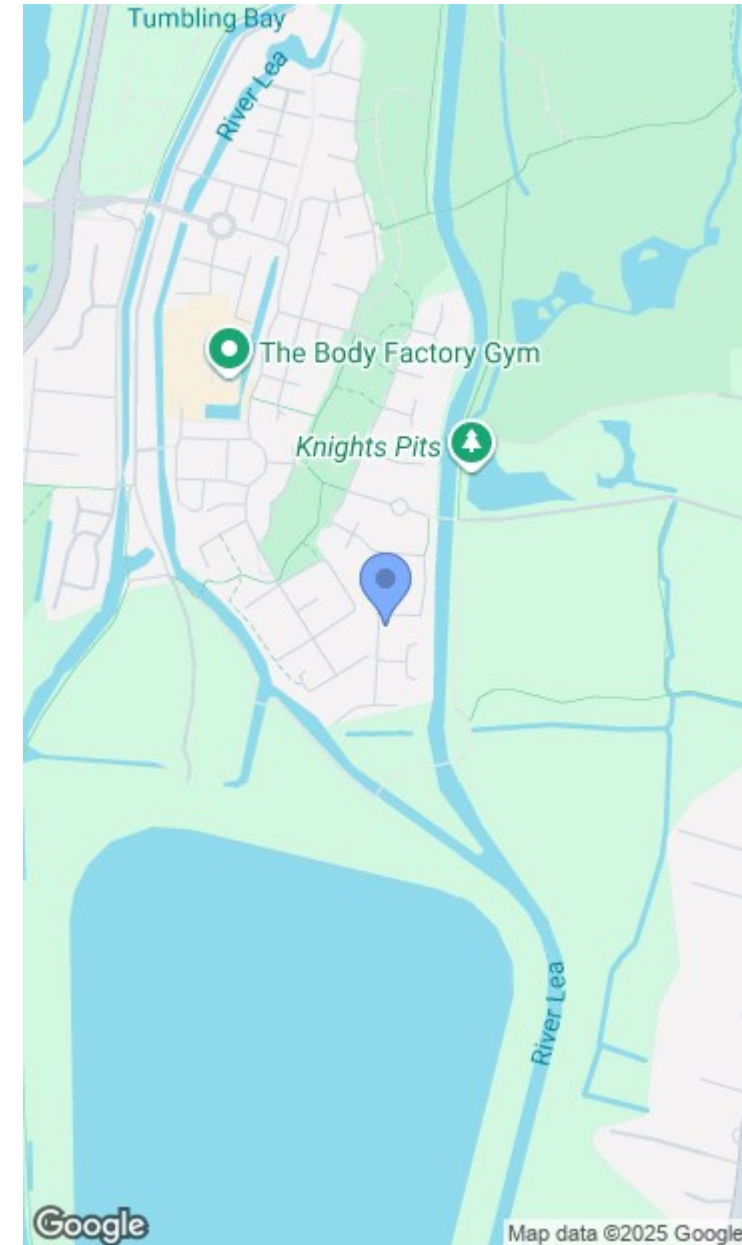
For those who commute, Enfield Lock station is conveniently nearby, providing easy access to Tottenham Hale and London City, making this location ideal for professionals and families alike. With a garage and driveway included, parking will never be a concern.

This delightful home presents an excellent opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at their

fingertips.

Freehold  
Private Estate Fee PA £300  
Potential Rental Value £2,500 PCM  
Council Band E  
EPC Band TBA  
Standard Construction  
Low Flood Risk

- Four-bedroom freehold home in Enfield London
- Council Band E & EPC Band TBA
- Proximity to Enfield Lock & Turkey Street stations
- Situated within a private estate with own shopping area
- Nearby to the famous River Lea connecting Hertfordshire & London











Ground Floor

First Floor

### Punchard Crescent, EN3

Approximate Gross Internal Floor Area : 117.80 sq m / 1267.98 sq ft  
(Including Garage)

Garage Area : 13.80 sq m / 148.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

