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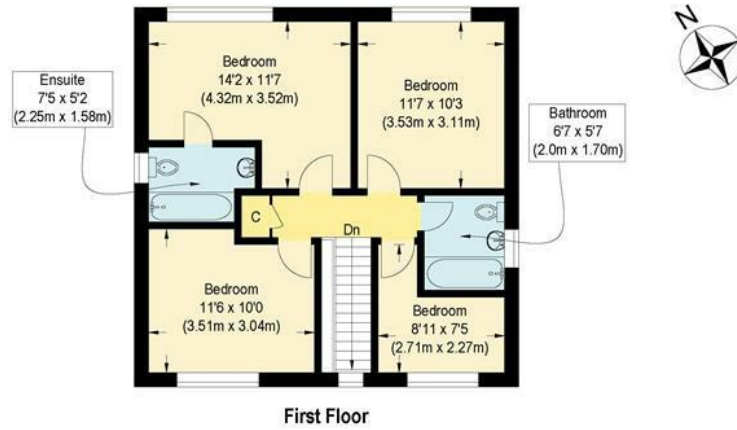
Blanchard Grove, Enfield, EN3 6XQ  
Asking Price £510,000

KINGS GROUP are delighted to offer to the market this FOUR BEDROOM DETACHED HOUSE. Situated in the popular ENFIELD ISLAND VILLAGE this extremely rare addition to the market is offered CHAIN FREE and also benefits from a Lounge/Dining area, Second Reception Room, which could be used as a Play Room or Study, Fitted Kitchen, Ground Floor Cloakroom, First Floor Bathroom, En-Suite to Master Bedroom, FOUR generous size bedrooms, FRONT & REAR GARDEN, Off Street Parking and Garage to the Side. Situated within Close proximity to Enfield Lock Station, M25/A10 this has great links into London Liverpool Street, Tottenham Hale and would make an Ideal Family Home.

Council Tax Band F  
 Estate/ Management Fee £250PA

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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## Blanchard Grove

Approximate Gross Internal Floor Area : 121.70 sq m / 1309.96 sq ft  
(Excluding Garage)

Garage Area : 22.60 sq m / 243.26 sq ft

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



