



## VILLAGE ROAD, EN1 2FD



### £495,000 Leasehold - Share of Freehold

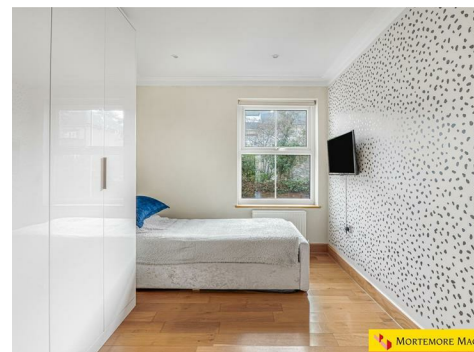
- RAISED GROUND FLOOR GATED PURPOSE BUILT APARTMENT
- TWO BATHROOMS
- OPEN PLAN MODERN FITTED KITCHEN
- COMMUNAL GARDENS
- ENTRYPHONE
- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- PRIVATE TERRACE OVERLOOKING CRICKET GROUNDS
- UNDERGROUND GATED PARKING
- CHAIN FREE

## Property Details

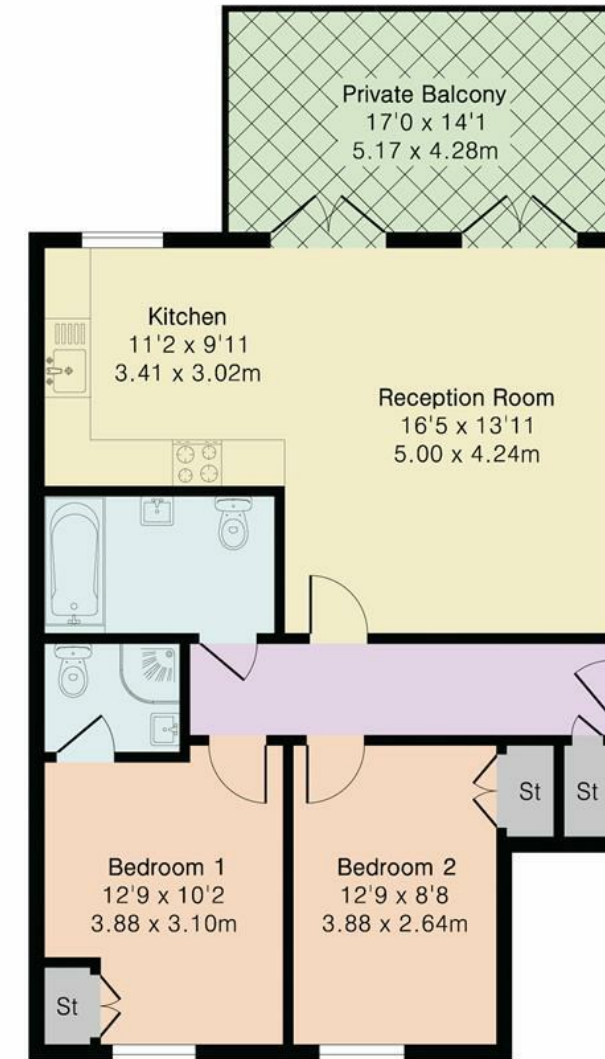
**CHAIN FREE.** Positioned in a quiet turning off Village Road in Bush Hill Park, this charming raised ground floor flat offers a delightful blend of modern living and convenience. Situated within a gated purpose-built block, the property is ideally located near Bush Hill Park, Enfield Town and Enfield Chase train stations. Residents will appreciate the proximity to a variety of shops, restaurants, and cafes in both Enfield and Winchmore Hill, making it a perfect spot for those who enjoy a vibrant community atmosphere.

The flat boasts two spacious double bedrooms, complemented by a well-appointed bathroom and an en-suite shower room to the principle bedroom, ensuring ample space for relaxation and privacy. The modern fitted kitchen is open plan to the reception room, creating a seamless flow that is perfect for entertaining. The reception room features two sets of double doors that lead out to a private terrace, measuring an impressive 17' x 14'1", which overlooks the picturesque grounds of Enfield Cricket Club—a perfect setting for enjoying a morning coffee or evening gatherings.

Additional features of this property include gated underground parking, well-maintained communal gardens, and an entryphone system for added security and convenience. This flat is available chain free, making it an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home in Enfield.



Approximate Gross Internal Area 775 sq ft - 72 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

