

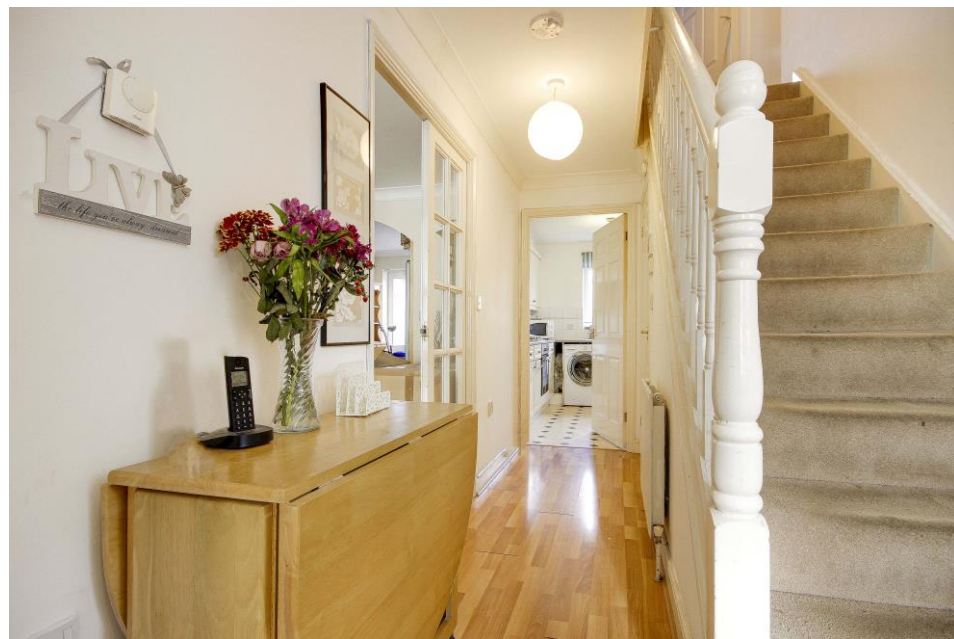


**Punchard Crescent, EN3 6FZ**

O.I.E.O £500,000

Freehold

**Castles**



## Punchard Crescent, EN3 6FZ

A modern style four bedroom end of terraced family house, located on the popular Enfield Island Village within approx 1m of Enfield Lock BR Station. The property offers spacious family accommodation and a internal viewing is highly recommended. Features include: Fitted kitchen, through lounge, 1st floor family bathroom, front off street parking, main bedroom with en-suite shower room, garage, ground floor WC, rear garden and is chain free.

EPC Rating: C  
Current: 70 Potential: 83

Council Tax Band: E

Service Charge: £250 P/A Approx.

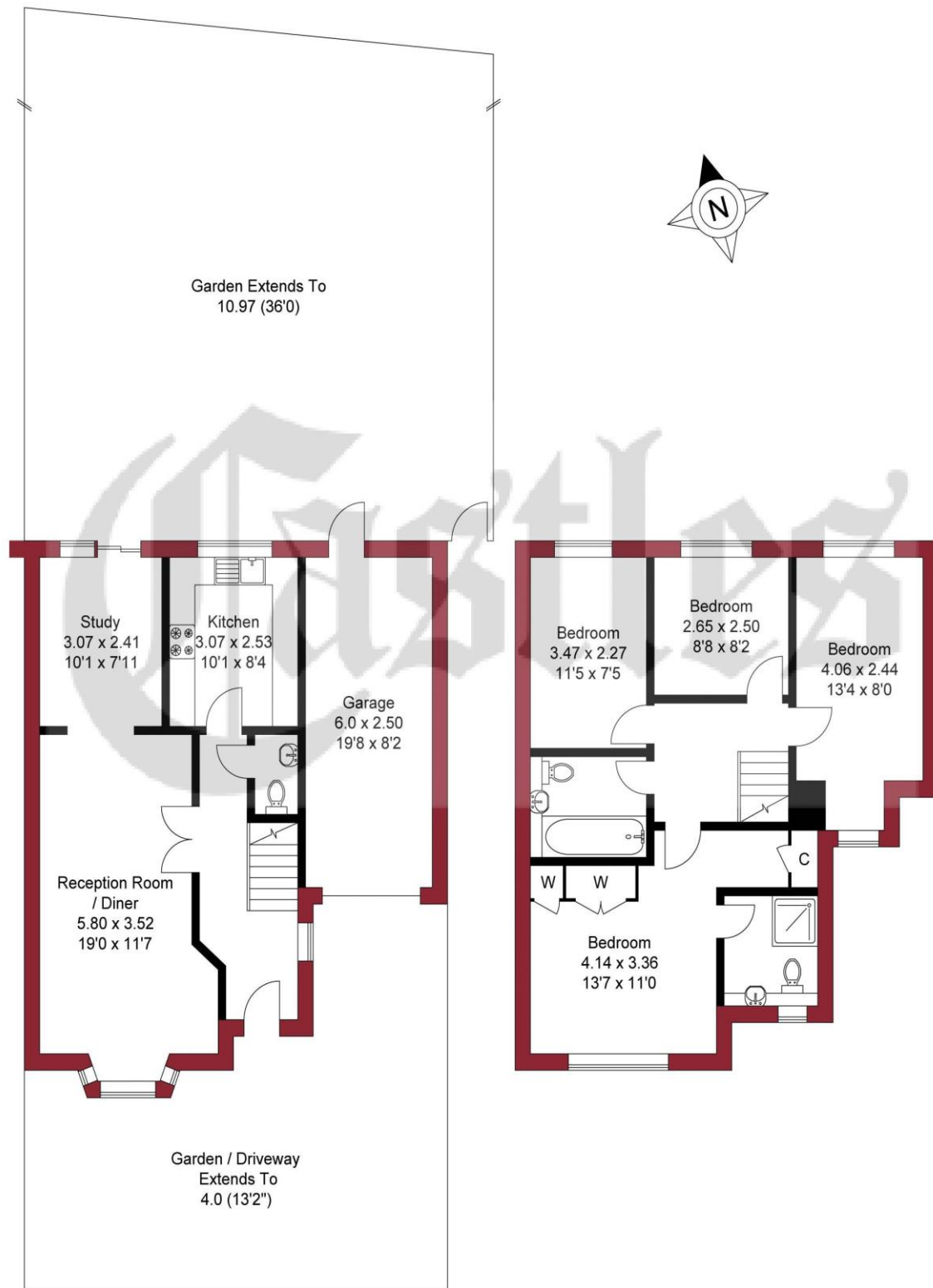
O.I.E.O. £500,000 Freehold

# Castles

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APPROXIMATE GROSS INTERNAL AREA  
 104.70 sqm / 1126.98 sqft (Excluding Garage)  
 119.70 sqm / 1288.44 sqft (Including Garage)



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

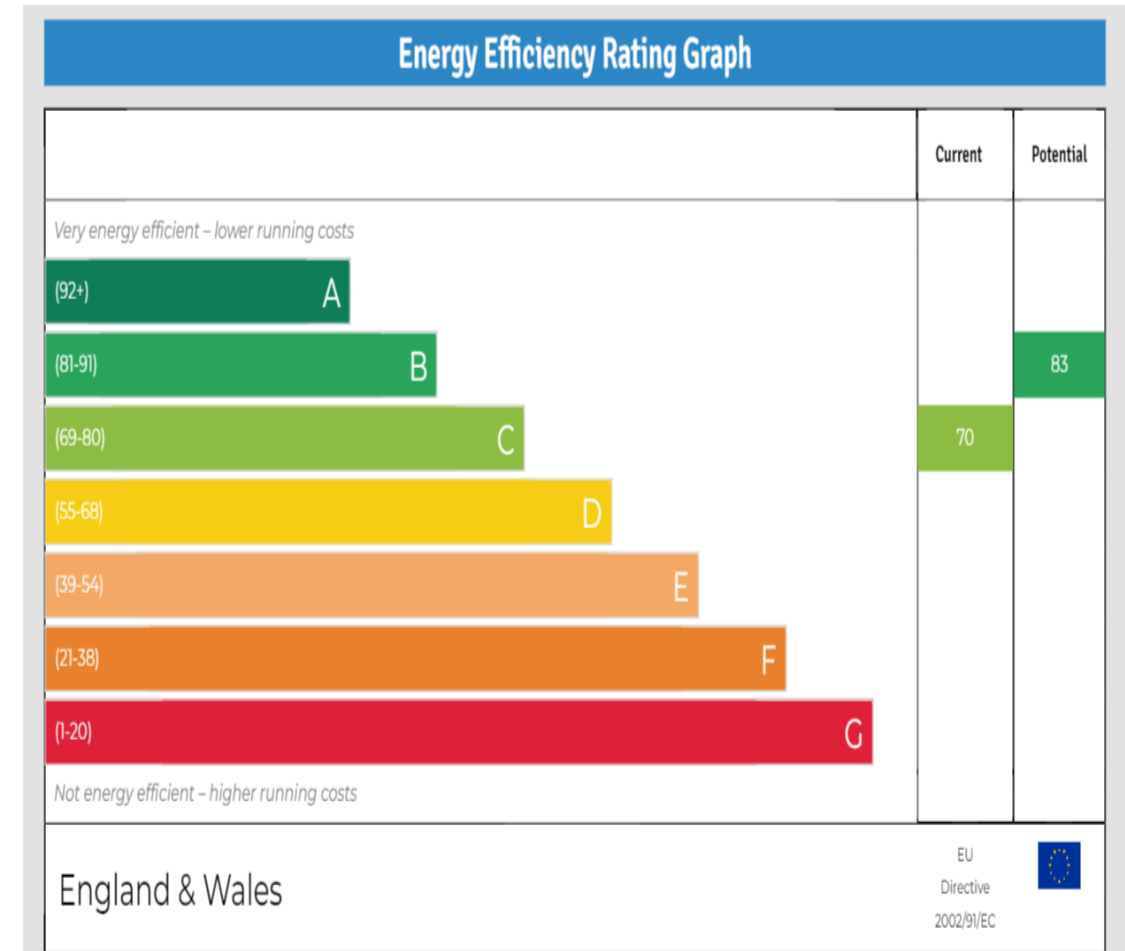
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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