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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

Village Road, Enfield, EN1 2ET  
Offers In Excess Of £1,000,000



**\*\*INVESTMENT OPPORTUNITY-PLANNING PERMISSION GRANTED-** Conversion of single family dwelling house into 4 self-contained flats involving 2-storey side and rear, part single storey rear extension. \*\*

Kings Group-Enfield Town are delighted to present this **CHAIN FREE FOUR BEDROOM SEMI-DETACHED HOUSE** positioned in a highly sought after Bush Hill Park location. Conveniently located, the property provides easy access to transport links including Bush Hill Park Station(0.4 miles) and Enfield Town Station(0.5 miles). Local shops and amenities are within walking distance. Accommodation is arranged over two floors and includes two reception rooms currently being used as a lounge and a dining room to the ground floor. Also there is a fitted kitchen, utility room, conservatory, WC and utility room. First floor accommodation provides four sizeable bedrooms, bathroom and shower room. In addition there is a driveway, detached adjoining garage and garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Village Road**  
 Approximate Gross Internal Floor Area : 176.80 sq m / 1903.05 sq ft  
 (Excluding Garage)  
 Garage Area : 24.0 sq m / 258.33 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

