



**TARGET**  
RESIDENTIAL SALES & LETTINGS

## Blanchard Grove, Enfield EN3 6XQ

Offers In The Region Of **£465,000**

House - Semi-Detached | Freehold  
Council: Enfield | Council Tax Band: E

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**TARGET**  
RESIDENTIAL SALES & LETTINGS



**INVESTORS ONLY, INVESTMENT OPPORTUNITY!**

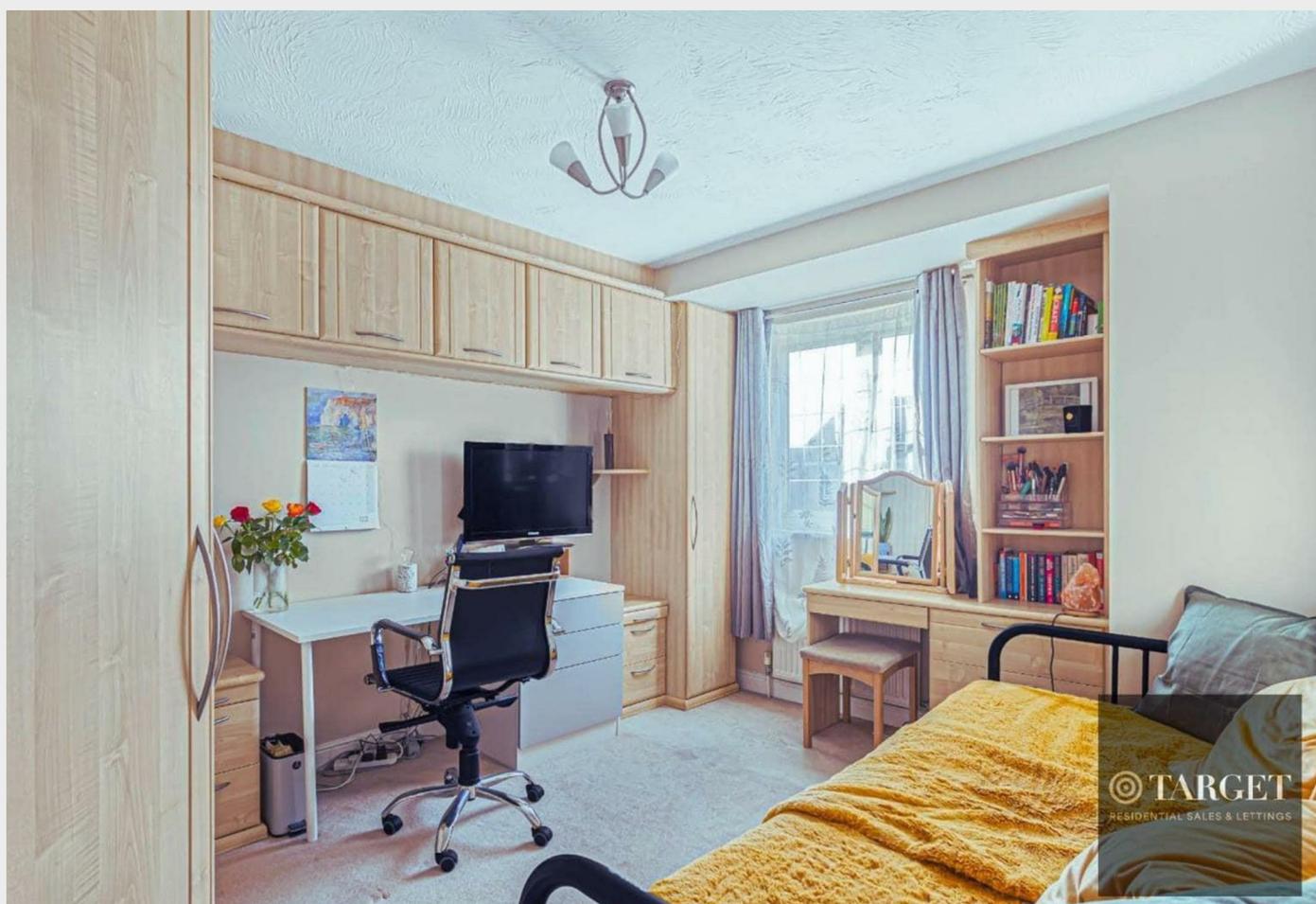
**THE PROPERTY IS LET OUT FOR £2,050 PCM, THE TENANT REMAINS UP COMPLETION!**

Nestled in the desirable area of Blanchard Grove, Enfield, this modern detached house offers a perfect blend of comfort and convenience. Built in the year 2000, the property boasts a contemporary design that caters to the needs of modern living.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for families or those who enjoy having extra room for guests or a home office. Each of the three bathrooms is thoughtfully designed, ensuring that everyone has their own private space.

One of the standout features of this property is the parking provision, accommodating up to two vehicles including garage, which is a significant advantage in this bustling area. The location itself is well-connected, offering easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This delightful home in Blanchard Grove is not just a property; it is a lifestyle choice that promises comfort, convenience, and a welcoming atmosphere. Whether you are looking to settle down or invest, this house is a remarkable opportunity that should not be missed.



Approximate Gross Internal Area 1150 sq ft – 107 sq m  
 Ground Floor Area 645 sq ft – 60 sq m  
 First Floor Area 505 sq ft – 47 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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	

### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



**Edmonton** | 315 Hertford Road | Edmonton | London | N9 7ET  
 t. 0208 805 4949 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

**Cheshunt** | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF  
 t. 01992 766245 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

[www.targetproperty.co.uk](http://www.targetproperty.co.uk)