



Punchard Crescent, EN3

£500,000

Freehold

Castles



Punchard Crescent, EN3 6FZ

An immaculately presented and larger than average 4 bedroom townhouse located on the popular Enfield Island Village, within approx 1 mile of Enfield Lock Train Station (serving London Liverpool St/ Tottenham Hale) and close to a selection of schools and parks & open spaces. The property offers spacious and flexible living accommodation ideal for families, arranged over 3 floors with front views over The River Lea. An internal viewing is highly recommended. Further features include Modern fitted kitchen diner with island, garage to rear with parking space, living room with balcony, main bedroom with en suite shower room, ground floor wc, 1st floor shower room plus 2nd floor family bathroom, ground floor study / potential bedroom 5 and well maintained rear garden with artificial lawn.

EPC Rating: tbc
Council Tax Band: F
Rent Charge £268. 75 Per Annum

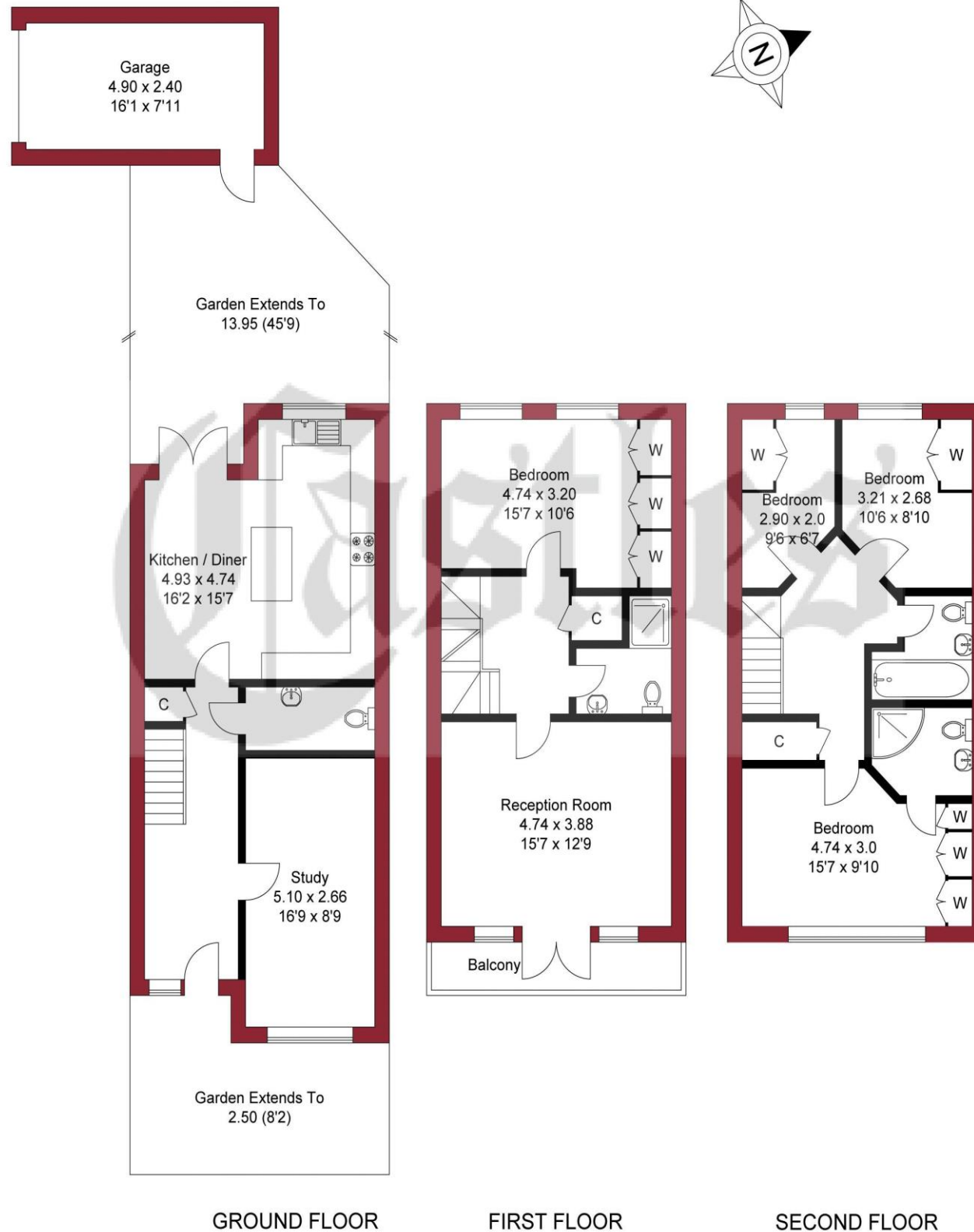
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APPROXIMATE GROSS INTERNAL AREA
 141.29 sqm / 1520.83 sqft (Excluding Garage)
 153.05 sqm / 1647.41 sqft (Including Garage)



An overview of Enfield

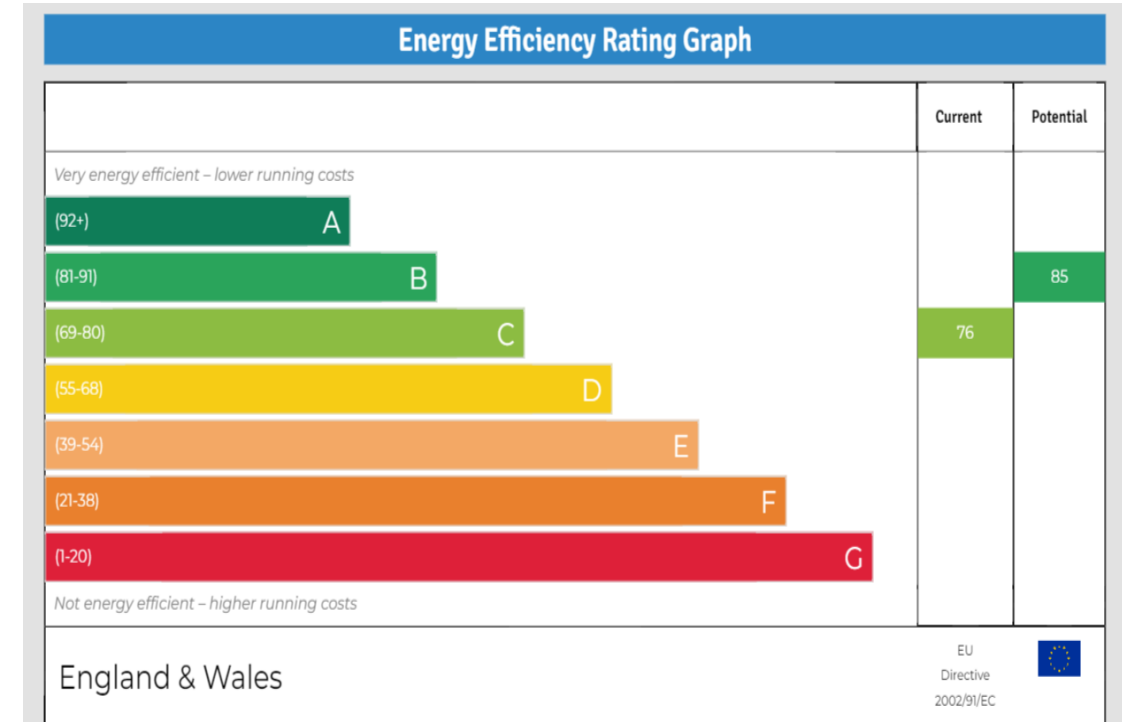
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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.

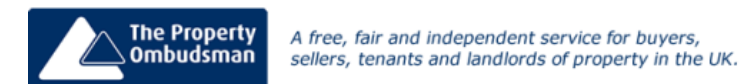
There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

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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