



## 3 Valley Fields Crescent, Enfield, EN2 7QB

AVAILABLE EARLY JULY! This UNFURNISHED TWO BEDROOM, RARELY AVAILABLE SEMI DETACHED BUNGALOW is situated within a popular residential area of Western Enfield with views over greenbelt countryside. The property is easy reach to Enfield Chase Train Station, Oakwood Underground Station, and Gordon Hill Train Station, as well as added benefits of local bus routes and close proximity to the M25, & A10 Road Networks.

The property benefits from a MODERN KITCHEN including integrated appliances, DETACHED GARAGE with off street parking, conservatory area, good size rear garden, THREE PEICE bathroom suite, TWO DOUBLE BEDROOMS, double glazing, and gas central heating.

# £1,800

17 College Road, Cheshunt, Hertfordshire, EN8 9LS

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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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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