



Mahon Close, EN1 4DJ  
Enfield

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# Mahon Close, EN1 4DJ

Kings Group-Enfield Town are pleased to present this spacious one bedroom end terrace freehold house located in a highly sought after residential street, just a short distance from the picturesque Forty Hall Estate, which boasts an abundance of green spaces. This ideal first time purchase or investment opportunity offers easy access to the A10, M25, and A406, providing excellent transport links to surrounding areas.

The property is within walking distance of local bus stops and is just 1 mile from both Southbury Station and Enfield Town Station, which provide direct services into Central London. Additionally, local shops and amenities, including the David Lloyd Leisure Health Club, are within close proximity, making this an incredibly convenient location.

Offered chain free, the accommodation includes a spacious dual aspect living room that fills the space with natural light, a fitted kitchen, and an upstairs three piece bathroom suite. The sizeable double bedroom offers ample room for furniture and personal touches. The property benefits from multiple storage cupboards throughout, as well as loft access, providing excellent storage options. Externally, the property features a front garden, with outside an outside storage cupboard with potential to add a storage area to the side of the house, and comes with allocated parking for one vehicle.

This property is an excellent opportunity for those looking for a well connected home with great potential.

£325,000



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- Chain Free
- Ideal First Time Purchase or Investment Opportunity
- Fitted Kitchen
- Ample Storage Space Throughout Including Loft Access
- Freehold

- A Well Presented One Double Bedroom End Terrace House
- A Sizeable Dual Aspect Reception Room
- Upstairs Three Piece Bathroom Suite
- Allocated Parking
- Highly Sought After Location



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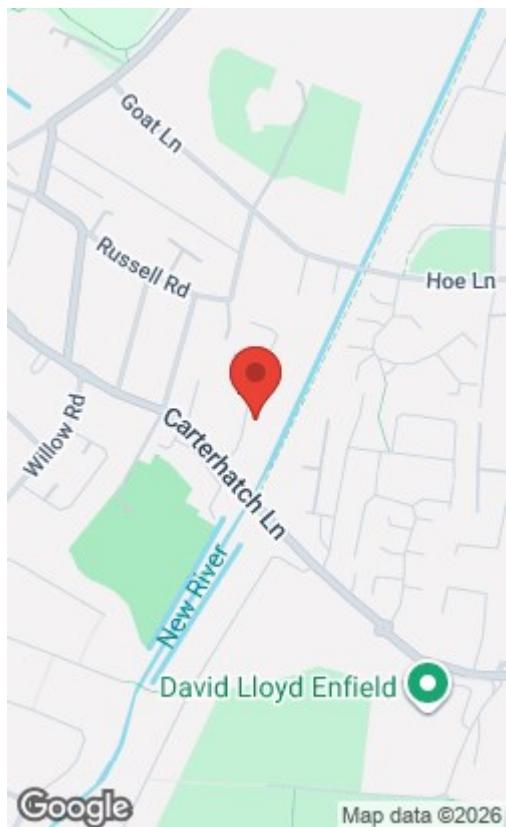
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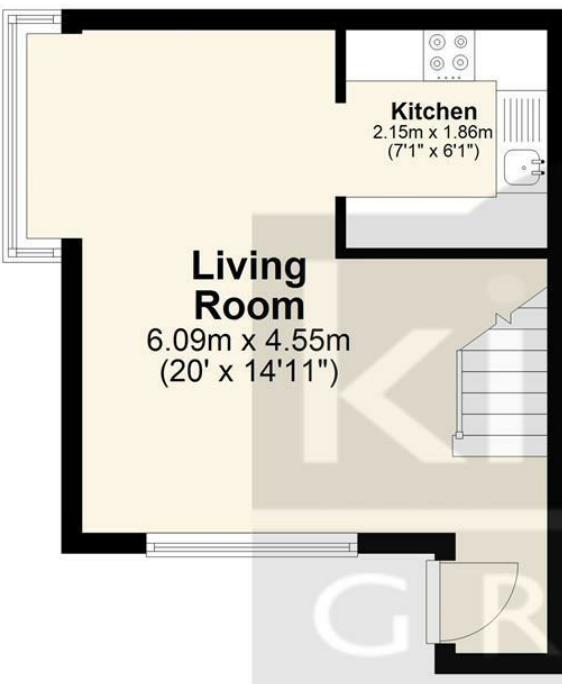


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	90	
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



## Ground Floor



## First Floor



Total area: approx. 46.1 sq. metres (496.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

## Mahon Close

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,

EN1 3EF

T: 0208 364 4118

E:

[www.kings-group.net](http://www.kings-group.net)