



Mahon Close, EN1 4DJ
Enfield





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Kings Group – Enfield Town are delighted to present this well presented one double bedroom freehold end of terrace house, offered to the market chain free. This property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Tucked away in a quiet cul-de-sac, the home features a spacious dual aspect reception room, filled with natural light from both sides, creating a bright and welcoming living space. The accommodation further comprises a fitted kitchen, a generous double bedroom with a built in storage cupboard, and a well appointed three piece bathroom suite.

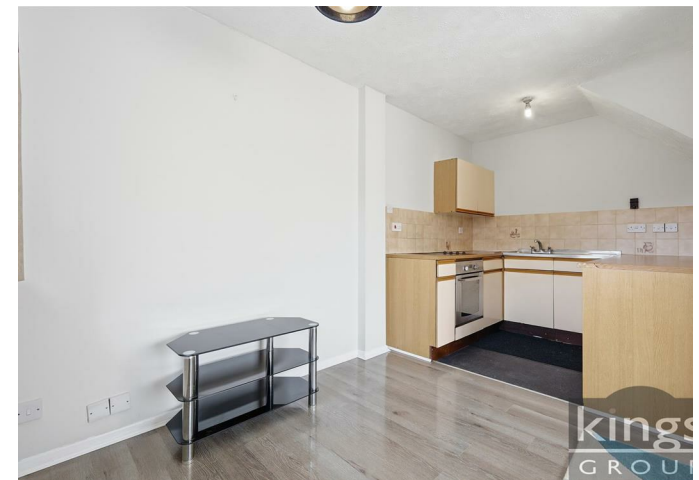
The property offers ample storage throughout, including loft access and an integrated external storage shed. Additional benefits include double glazing and one allocated parking space.

To the front, residents are greeted by a well maintained communal green, enhancing the sense of space and tranquillity.

Ideally located, the property provides easy access to the A10, with swift connections to the M25 and A406, offering excellent transport links to surrounding areas and beyond. It is also just a short walk to the entrance of the New River Path, providing a direct and pleasant route into Enfield Town Centre.

The property is within walking distance of open green spaces, including the historic and picturesque Forty Hall Estate, perfect for leisure and outdoor activities. Local amenities are close by, including David Lloyd Clubs, offering a gym, sauna, and indoor and outdoor swimming pools. A short drive leads to Enfield Town Centre and nearby retail parks, home to a wide variety of restaurants, cafés, supermarkets, and shops.

£310,000



- Chain Free
- Allocated Parking
- A Well Proportioned Dual-Aspect Living/Dining Room with Excellent Natural Light
- A Fantastic Opportunity for First Time Buyers, Investors, or Those Seeking to Downsize
- Convenient Access to the A10, M25 and A406, Providing Excellent Connectivity to Surrounding Areas and Beyond
- A Well Appointed One Double Bedroom Freehold End Terrace House
- Excellent Storage Throughout, With the Added Benefit of Loft Access & a Inbuilt Outside Storage Shed
- Double Glazed Throughout
- Cul-De-Sac Location
- A Short Walk to the Entrance of the New River Path, Offering a Direct Pedestrian Route into Enfield Town Centre



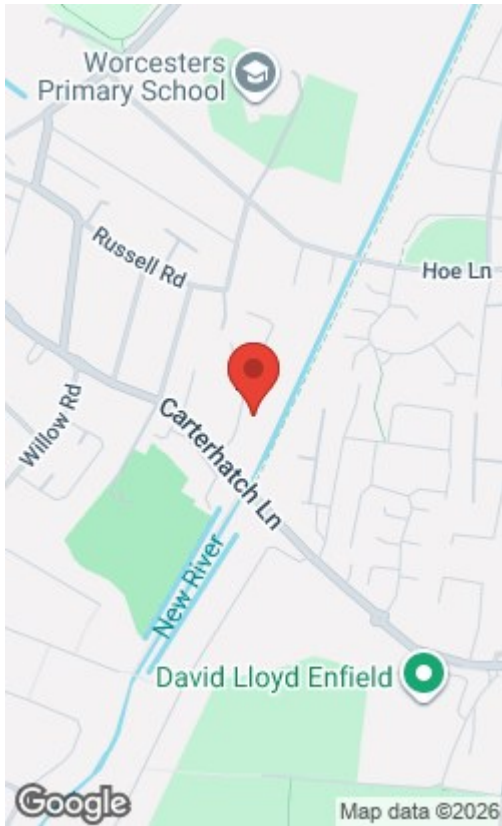


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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



Ground Floor
Approx. 25.6 sq. metres (275.5 sq. feet)



First Floor
Approx. 23.5 sq. metres (252.5 sq. feet)



Total area: approx. 49.1 sq. metres (528.0 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.

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