



Cobham Close, EN1 3SD
Enfield





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Kings Group – Enfield Town are delighted to present this beautifully presented two bedroom top floor apartment, ideally situated in a peaceful and highly sought-after cul-de-sac.

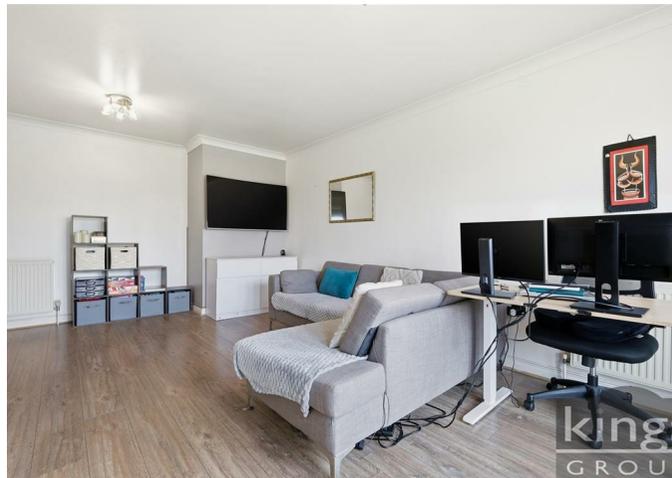
The accommodation comprises a naturally bright and airy reception room with direct access to a private balcony, offering breathtaking views over Enfield Playing Fields. There is a well appointed fitted kitchen with ample worktop space and a range of cupboard units. The property further benefits from two generously sized bedrooms, with the principal bedroom featuring an en suite shower room, as well as a stylish three piece family bathroom. Additional advantages include ample storage throughout, lift access, a security entry phone system, allocated parking, visitor bays, and well maintained communal grounds.

This property is ideal for first time buyers, young families, and investors alike. It is conveniently located close to excellent transport links, including local bus routes, Southbury Station (0.5 miles), and Enfield Town Station (0.7 miles), both providing swift access into Central London. The property also offers easy access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas.

Families will appreciate that the property falls within the catchment area of highly regarded schools, including George Spicer Primary School, Bush Hill Park Primary School, and Kingsmead School. Furthermore, Enfield Town Centre is within close proximity, offering a wide range of restaurants, cafés, and popular high street retailers such as M&S, JD, and Next.

For those who enjoy outdoor space, the property is perfectly positioned with Enfield Playing Fields right on the doorstep, as well as Bush Hill Park just a short distance away.

Offers In Excess Of £330,000



- A Beautifully Presented Two Bedroom Top Floor Flat

- Lift Access and Security Entry Phone System

- Allocated Parking and Visitors Bays Available

- Prime Cul-De-Sac Position in a High Demand Area

- Close Proximity to Transport Links Including Enfield Town Station and Southbury Station

- Private Balcony Offering Stunning, Uninterrupted Views Across Enfield Playing Fields

- Ample Storage Space Throughout

- En-Suite Shower Room to the Master Bedroom and a Modern Fitted Three Piece Bathroom Suite

- Just a Short Distance From Enfield Town Centre and Retail Park, Providing an Excellent Selection of Supermarkets, Dining, and Shopping Options

- Perfectly Situated for Commuters, with Swift Access to the A10 and Major Roads such as the M25 and A406

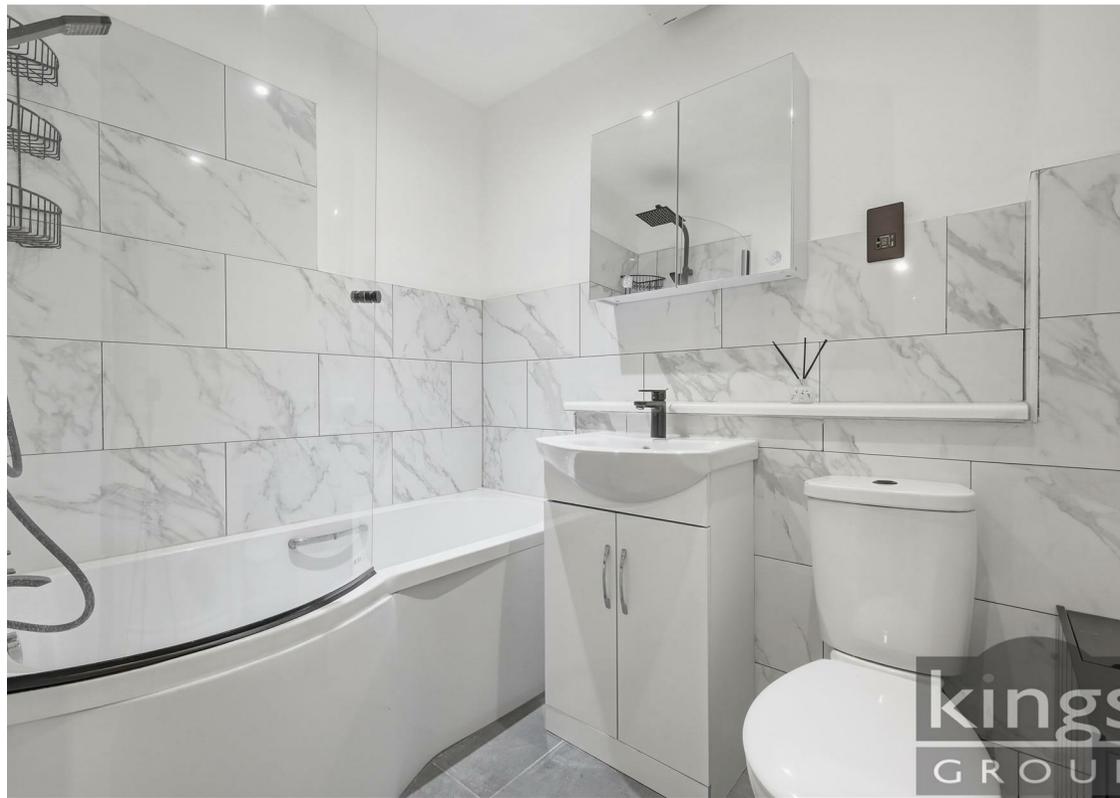




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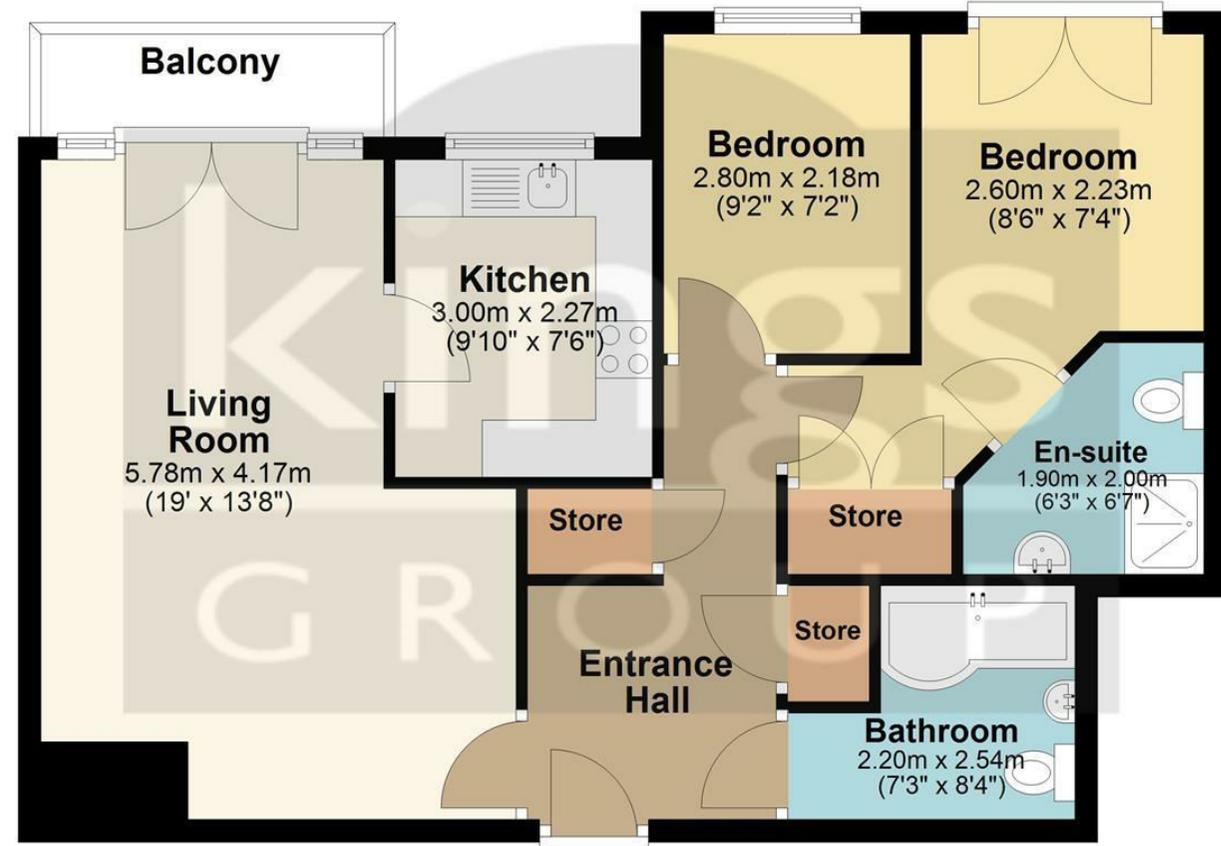
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Second Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)
Cobham 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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