



Mahon Close, EN1 4DH
Enfield





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Mahon Close, EN1 4DH

Tucked away in a quiet cul-de-sac within a sought-after residential area, this well-presented one double bedroom house offers a fantastic opportunity for first-time buyers or investors alike. The home features an inviting open plan fitted kitchen and living area, creating a bright and functional space ideal for everyday living and entertaining. The property benefits from a sizeable private garden, perfect for enjoying the outdoors, and offers generous storage options throughout, including valuable loft access. A well-proportioned three piece bathroom suite adds to the comfort and practicality of the home, while allocated parking and double glazing throughout ensure everyday convenience and efficiency.

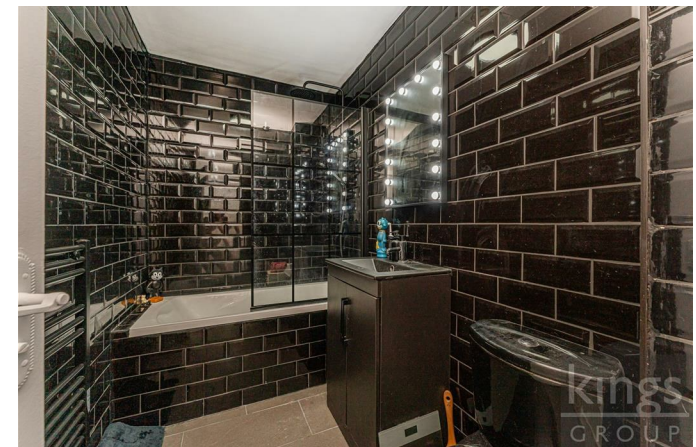
Situated just a short drive from Enfield Town Centre and nearby retail parks, the location also boasts close proximity to the David Lloyd Leisure Centre and is within walking distance of the picturesque Forty Hall Estate, known for its expansive green spaces and tranquil surroundings. This freehold property combines a peaceful setting with excellent access to local amenities, making it a desirable and well-rounded purchase.

Council Tax Band: C
Construction Type: Standard Brick
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£305,000



- A Spacious One Double Bedroom House
- A Modern Fitted Three Piece Bathroom Suite
- Allocated Parking
- Situated in a Quiet Cul-De-Sac Location
- Easy Access to the A10/M25/A406 All of Which Provide Good Access to Surrounding Areas
- An Open Plan Fitted Kitchen/Living Area
- Ample Storage Space Throughout Including Loft Access
- A Sizeable Garden
- Within Walking Distance of Forty Hall Estate Boasting an Ample Amount of Green Spaces
- Within Close Proximity of Amenities Including David Lloyd Leisure Centre





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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor

First Floor

Mahon Close

Approximate Gross Internal Floor Area : 45.10 sq m / 485.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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