



Cobham Close, EN1 3SD
Enfield

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Offered for sale on a chain free basis, this well-presented two bedroom ground floor flat offers an excellent opportunity for first-time buyers or investors. The property features a bright dual aspect living room, a fitted kitchen, and a spacious four piece bathroom suite. Both bedrooms are well-proportioned, and there is ample storage space throughout. The property benefits from gas central heating and is double glazed throughout, with an entry phone system providing added security. Residents will appreciate the convenience of allocated parking as well as additional visitors parking.

Ideally positioned just a short distance from Enfield Town Centre and nearby retail parks, the location provides access to a wide selection of shops, restaurants, and local amenities. Excellent transport links are within easy reach, including local bus routes, Southbury Station (0.5 miles), and Enfield Town Station (0.7 miles). For those travelling by car, the A10, M25, and A406 are only a short drive away, offering straightforward connections to surrounding areas. Set next to King George Playing Fields, the property is also well suited to families, falling within the catchment area of sought-after schools such as Kingsmead School and George Spicer Primary School. This is a property that combines comfort, convenience, and long-term potential.

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

Offers In Excess Of £290,000



- Chain Free
- Cul-De-Sac Location
- Ample Storage Space
- Allocated Parking and Visitors Parking Available
- Close Proximity to Transport Links Including Bus Stops, Southbury Station(0.5 miles) and Enfield Town Station(0.7 miles)
- A Well Presented Two Bedroom Ground Floor Flat
- A Spacious Dual Aspect Reception Room and Fitted Kitchen
- A Four Piece Bathroom Suite
- Within Catchment Area of Sought After Schools Including George Spicer Primary and Kingsmead School
- Easy Access to the A10/M25/A406 All Providing Great Access to Surrounding Areas



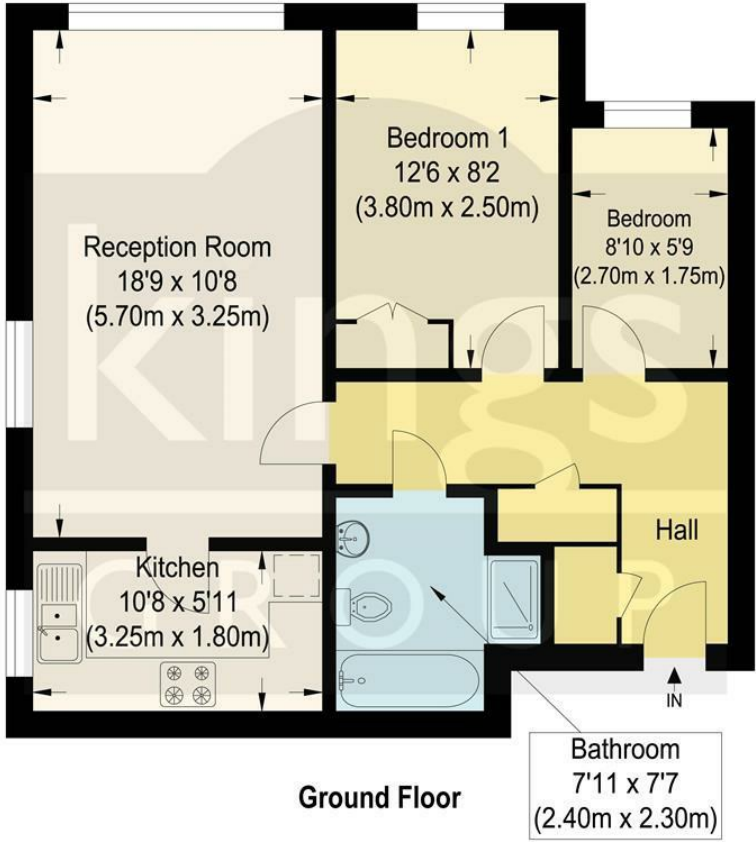




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Ground Floor

Cobham Close

Approximate Gross Internal Floor Area : 54.60 sq m / 587.70 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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