

Cobham Close, Enfield, EN1 3SD



£299,999

Kings Group - Enfield Town are delighted to offer, this TWO BEDROOM, CHAIN FREE, GROUND FLOOR FLAT on Cobham Close, EN1 comprising two good sized bedrooms, four piece bathroom suite, fully fitted kitchen and spacious lounge. The property also benefits from allocated parking, an abundance of storage, double glazed windows and gas central heating (untested).

Nearby are an array of local shops and leisure facilities including the retails parks on the A10 and Cineworld. The property is within walking distance of Southbury Road and Enfield Town Overground Stations with direct links to Liverpool Street and Seven Sisters. There are also excellent road links nearby including the A10, M25 and A406.

The property is also within the catchment area of George Spicer Primary and Kingsmead schools.

Please call to arrange a viewing, on 0208 364 4118.

Communal Entrance To

Communal Hallway

Own Front Door To

Entrance Hallway

Coved ceiling, single radiator, entry phone system, two storage cupboards, laminated wood style flooring and doors to:-

Lounge

19'2 x 10'7 (5.84m x 3.23m)

UPVC double glazed window rear aspect and doors leading to communal gardens, coved ceiling, two single radiators, TV point, phone point, power points, laminated wood style flooring and door to kitchen.

Kitchen

11'0 x 5'11 (3.35m x 1.80m)

UPVC double glazed frosted window to side aspect, part tiled walls. range of base and wall units with roll top work surfaces, sink and drainer unit with mixer tap, space for freestanding cooker, extractor fan, integrated fridge/freezer, plumbed for washing machine, under cupboard lighting, spotlights, power points, tiled flooring.

Bedroom One

12'9 x 8'5 (3.89m x 2.57m)

UPVC double glazed window to rear aspect, single radiator, fitted wardrobes, TV point, power points, laminate wood style flooring.

Bedroom Two

9'2 x 6'2 (2.79m x 1.88m)

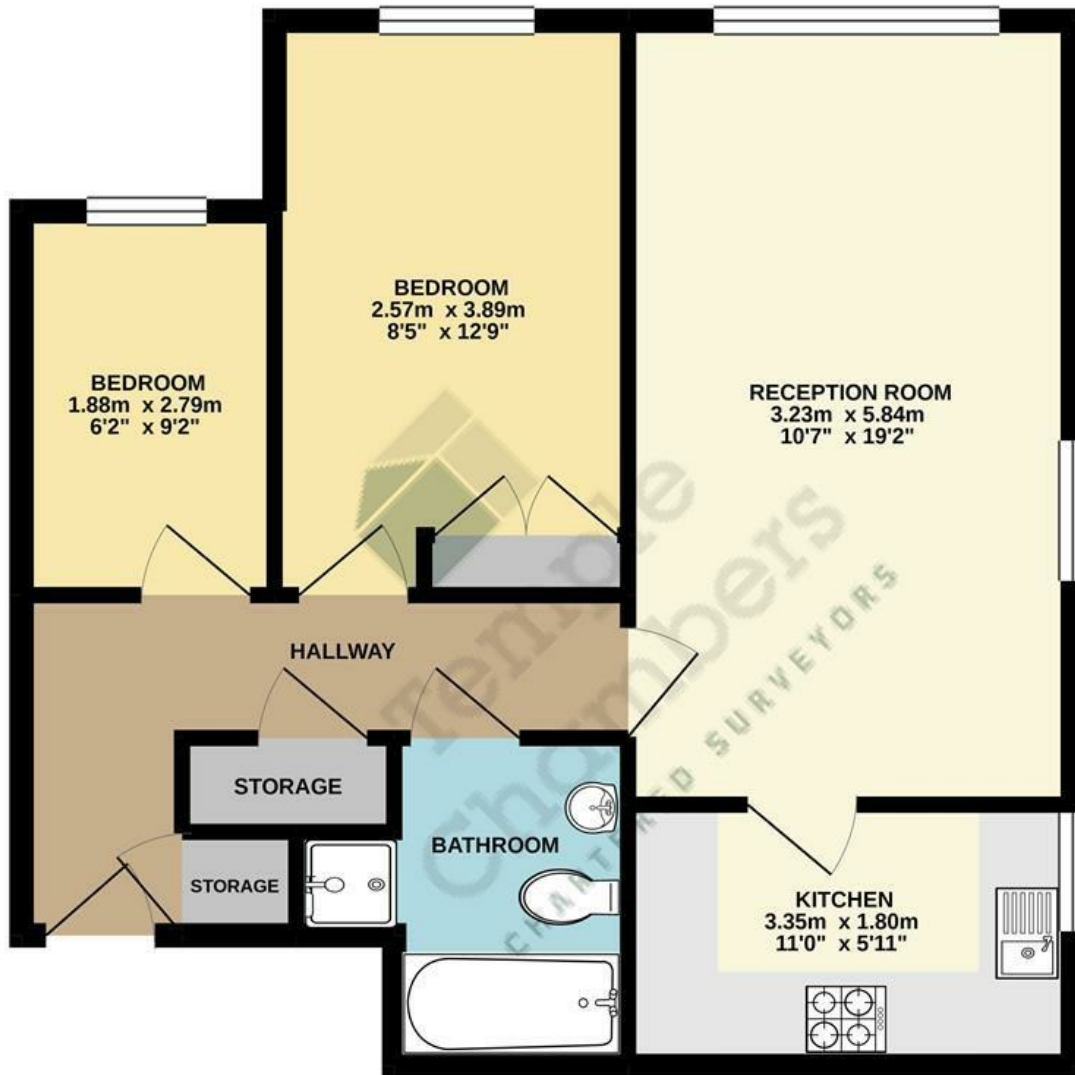
UPVC double glazed window to rear aspect, single radiator, power points, laminate wood style flooring.

Bathroom

Four piece bathroom suite comprising part tiled walls, panel enclosed bath with mixer tap and shower attached, shower cubicle, low level W.C, pedestal wash hand basin, shaver point, spotlights, single radiator, lino flooring.



GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

