



Cobham Close, EN1 3SU
Enfield





Cobham Close, EN1 3SU

Kings Group – Enfield Town are delighted to present this chain free one double bedroom flat, discreetly positioned within a peaceful cul-de-sac in a popular residential location. Combining a tranquil setting with excellent access to local amenities, transport connections & open green spaces, this appealing property presents an excellent opportunity for first time buyers, investors or those looking to downsize.

Ideally situated just a short distance from Enfield Town Centre & Enfield Retail Park, residents can enjoy a diverse selection of restaurants, cafés, supermarkets & well known retail stores. The property is also conveniently positioned for a range of transport links, with local bus routes & Enfield Town, Southbury and Bush Hill Park stations all within approximately 0.5 to 1 mile. For commuters travelling by car, the nearby A10 offers convenient connections to the wider road network, including the M25 & A406. For those who appreciate outdoor space, Enfield Playing Fields & Bush Hill Park are both nearby, providing attractive green spaces for leisurely walks, recreation & relaxation.

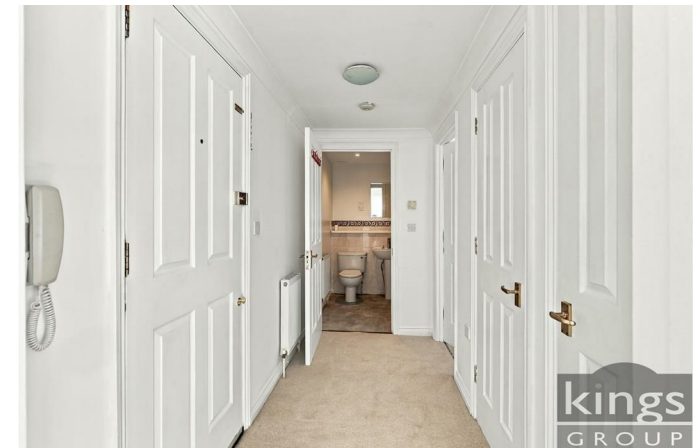
The accommodation comprises a spacious & naturally bright reception room, thoughtfully offering ample space for both comfortable living & dining areas. Positioned just off the reception room, the fitted kitchen provides generous worktop space, a range of cupboard units and appliances(unttested). The well proportioned double bedroom benefits from built in wardrobes, whilst two additional generously sized storage cupboards provide valuable storage throughout the property. A three-piece bathroom suite completes the internal accommodation.

Further benefits include gas central heating, double glazing throughout, new flooring & a neutral colour palette, a blank canvas for the incoming purchaser to personalise to their own taste. Secure entry phone system, allocated parking and additional visitor bays offer added convenience and peace of mind.

£260,000



- Chain Free
- Allocated Parking
- The Building Benefits From Both Staircase & Lift Access
- Generous Storage Throughout, Including Built-In Bedroom Wardrobes
- A Secure Entry Phone System Providing Controlled Access to the Building
- An Attractive & Well Maintained One Double Bedroom Flat Positioned on the Second Floor
- Cul-De-Sac Location
- A Naturally Bright Reception Room with Generous Space for Everyday Living & Dining
- Gas Central Heating & Double Glazed Throughout
- A Blank Canvas Ready for the New Owner to Make Their Own, With New Flooring Throughout

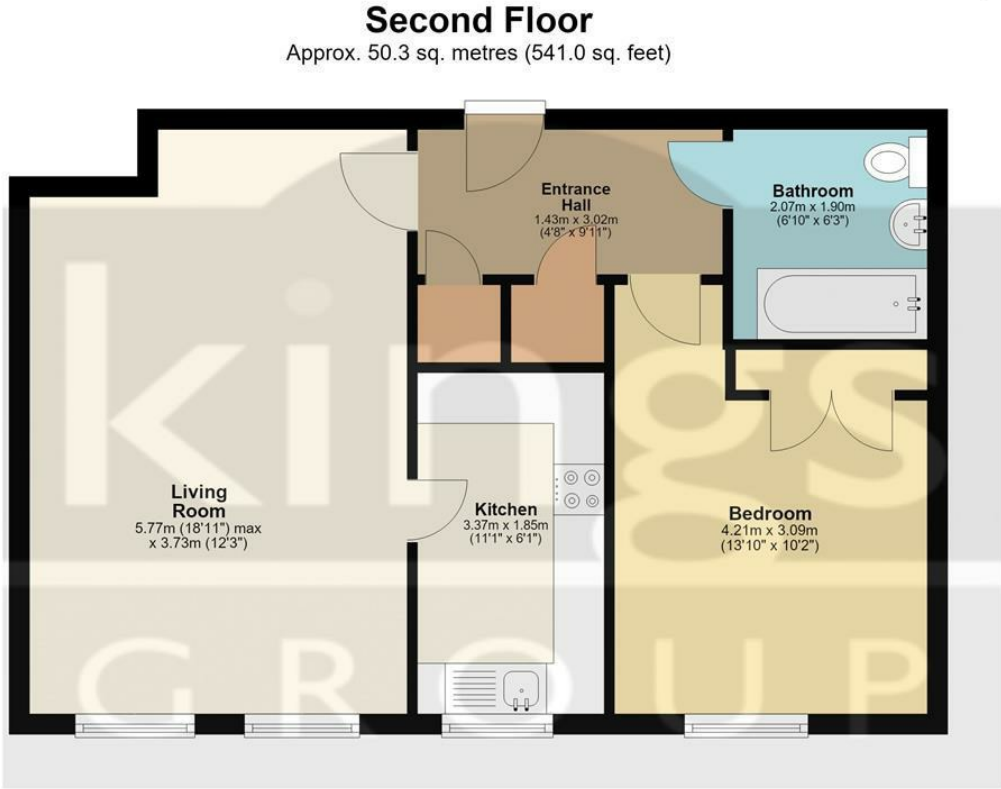








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 50.3 sq. metres (541.0 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.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Flat 58 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.



25 Silver Street, Enfield Town, Middlesex,
EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net

