



Mahon Close, EN1 4DJ
Enfield





Mahon Close, EN1 4DJ

Nestled in a peaceful cul-de-sac, this beautifully presented one double bedroom freehold terrace house is tucked away in a quiet residential setting, making it an ideal first time purchase or investment opportunity.

The property offers stunning internal living space, comprising a naturally bright and airy reception room with versatile space for both lounge and dining areas. A modern fitted kitchen provides a stylish and practical cooking environment. The generous double bedroom benefits from a built in storage cupboard, while the three piece bathroom suite is finished to a great standard. Additional storage is available throughout, including access to your own loft space.

Externally, the home enjoys a private front garden with a built in outside storage shed, along with allocated parking.

Conveniently located within close proximity to a range of amenities, including the David Lloyd Leisure Centre and the historic Forty Hall Estate, which boasts scenic parkland greenery. Transport and shopping facilities are just a short distance away, with local bus stops within walking distance. Commuters will appreciate excellent access to major road links including the A10, M25 motorway, and A406, all providing convenient connections to surrounding areas.

£320,000



- A Beautifully Presented One Double Bedroom Freehold House
- A Naturally Bright and Airy Reception Room
- Cul-De-Sac Location
- Ideal for First Time Buyers and Investors Alike
- Allocated Parking
- A Modern Fitted Kitchen
- Ample Storage Space Throughout Including Loft Access
- Own Front Garden with Outside Storage Shed





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Energy Efficiency Rating

Very energy efficient - lower running costs

Class	kWh/m²	Current	Potential
A	92-95		
B	81-91		85
C	69-80		
D	55-68		
E	39-54	58	
F	21-38		
G	11-20		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Class	g/kWh	Current	Potential
A	92		92
B	81-91		
C	69-80		
D	55-68	85	
E	39-54		
F	21-38		
G	11-20		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Ground Floor

First Floor

Total area: approx. 50.8 sq. metres (547.1 sq. feet)

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T: 0208 364 4118

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