

Cheviot Close, EN1 3UY  
Enfield







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# Cheviot Close, EN1 3UY

Kings Group – Enfield Town are delighted to present this well presented two double bedroom first floor maisonette, ideally situated in a peaceful cul-de-sac just a short distance from the vibrant Enfield Town Centre, offering a wide variety of shops, restaurants, and local amenities.

This spacious home comprises a bright and airy reception room, a fully fitted kitchen with ample worktop space and storage units, and a three piece bathroom suite. Both bedrooms are generous doubles and benefit from built in storage cupboards. Additional features include access to a large loft, a garage en bloc, and the property's share of freehold status. Residents also enjoy access to secure, well maintained communal gardens laid to lawn – perfect for outdoor relaxation.

Conveniently located, this home boasts excellent transport links with bus routes nearby and two mainline stations within walking distance: Enfield Town Station (0.5 miles) and Gordon Hill Station (0.6 miles), both offering direct access into the City. Furthermore the property falls within catchment area of some of Enfield's most sought after schools including St Georges Catholic Primary School, Chace Community School and St Andrews CofE Primary School.

Kindly note that this property is intended for owner-occupiers only and may not be rented out.

£380,000



- A Well Presented Two Double Bedroom First Floor Maisonette
- Share of Freehold
- A Well Maintained and Secure Communal Garden
- Within Catchment Area of Highly Regarded Schools Including St Georges Catholic Primary School and St Andrews CofE Primary School
- Close Proximity to Transport Links Including Enfield Town Station(0.5 miles) and Gordon Hill Station(0.6 miles) Providing Direct Access into the City
- Cul-De-Sac Location
- Ample Storage Space Throughout Including Loft Access
- Garage En Bloc
- Walking Distance to Local Shops and Amenities Including Enfield Town Centre
- Gas Central Heating and Double Glazed Throughout







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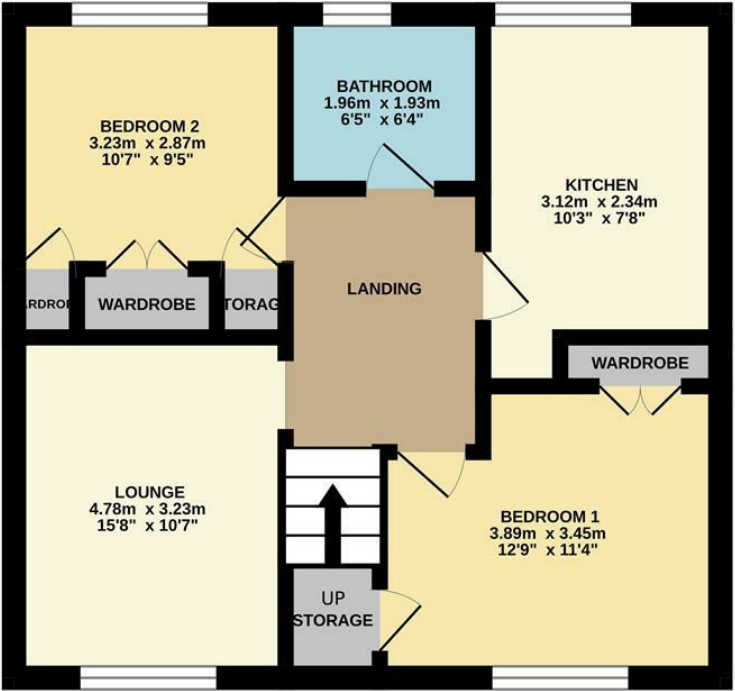
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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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](http://www.kings-group.net)

