

Cobham Close, EN1 3SU
Enfield

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Kings Group – Enfield Town are delighted to present this beautifully maintained two bedroom top floor flat, offered to the market on a chain free basis, ideally suited to first time buyers, young families & those looking to downsize without compromising on space, storage or convenience.

Set within the sought after development of Cobham Close, this attractive home offers a wonderful balance of comfortable living, practical design & an enviable location. Presented in a neutral colour palette throughout, the property provides a superb blank canvas for its next owner, allowing you to move straight in & gradually personalise the space to reflect your own style.

Upon entering, you are welcomed by a generous entrance hallway, thoughtfully laid out to create a natural flow throughout the accommodation. Two substantial storage cupboards provide excellent everyday practicality, while access to your own loft offers further valuable storage space. The reception room is a particular highlight, offering ample space for both relaxing & entertaining. The room opens onto a private balcony, where you can enjoy attractive views across Enfield Playing Fields. The kitchen offers ample worktop space, a range of cupboard units & integrated appliances(untested). The property continues to impress with two well proportioned bedrooms. The principal bedroom benefits from built in wardrobes & its own en-suite shower room. A separate three piece family bathroom completes the internal accommodation.

Further benefits include gas central heating, double glazing throughout, lift access within the building & a secure entry phone system, enhancing both convenience and peace of mind. The property also comes with allocated parking, alongside additional visitor parking bays within the development.

£335,000

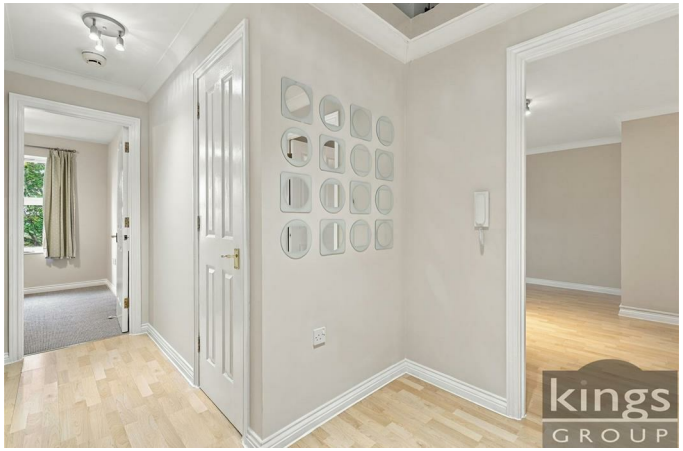








- Chain Free
- A Private Balcony Offering Attractive Views Over Enfield Playing Fields
- Excellent Storage Throughout, Including Loft Access, Built-In Wardrobes & Storage Cupboards
- Ideally Located for Families, with Well Regarded Schools Nearby, Including George Spicer Primary School, Kingsmead School & Bush Hill Park Primary School
- Conveniently Located for Commuters, with Southbury Station(0.5 miles) & Enfield Town Station(0.7 miles) Offering Connections to London Liverpool Street in Around 35 Minutes
- An Impressive Two Bedroom Top Floor Flat, Ideally Positioned Within a Peaceful Cul-De-Sac
- Allocated Parking & Vistors Bays Available
- En-Suite Shower Room to the Master Bedroom, Complemented by a Separate Three Piece Bathroom Suite
- A Short Walk From the Open Green Spaces of Bush Hill Park & Enfield Playing Fields
- Excellent Road Links, with the A10 Providing Convenient Routes to the M25, A406 & Beyond









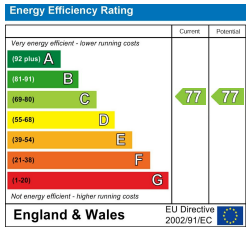

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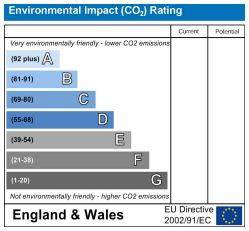








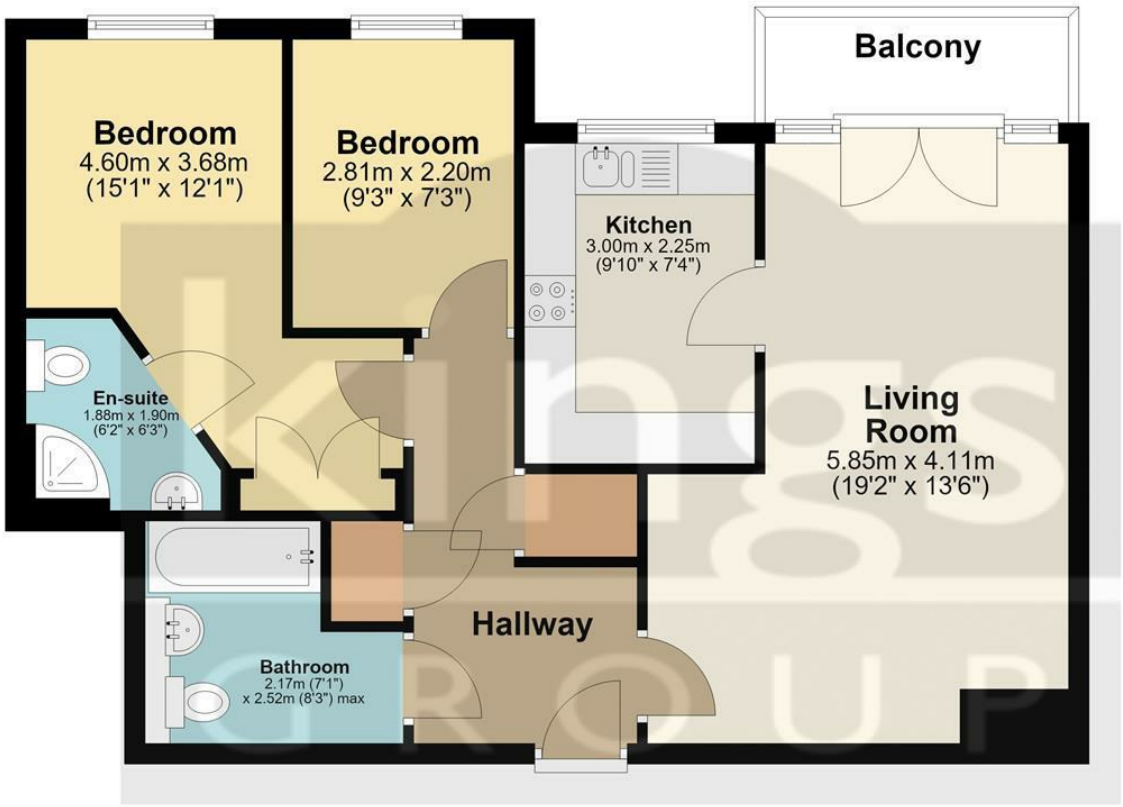






Third Floor

Approx. 61.5 sq. metres (661.8 sq. feet)
(excluding Balcony)



Total area: approx. 61.5 sq. metres (661.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

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Plan produced using PlanUp.

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.

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