



Cheviot Close, EN1 3UY
Enfield

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Kings Group – Enfield Town is pleased to offer this well maintained two bedroom first floor maisonette, ideally located in a quiet cul-de-sac just a short walk from the lively Enfield Town Centre. The area offers a variety of shops, restaurants, and local amenities for ultimate convenience.

This spacious property includes a bright and inviting reception room, a fitted kitchen with plenty of countertop space and storage, and a modern three-piece bathroom suite. Both bedrooms are generously sized doubles with built-in storage cupboards. Additional benefits include access to a large loft, a garage en bloc, and the added bonus of the property's share of freehold. Residents can also enjoy secure, well kept communal gardens, perfect for outdoor relaxation.

This home is well-connected, 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 links to the City. Additionally, the property is within the catchment area of some of Enfield's most popular schools, including St George's Catholic Primary School, Chace Community School, and St Andrew's CoFE Primary School.

Please note, this property is available for owner-occupiers only and is not available for rental.

£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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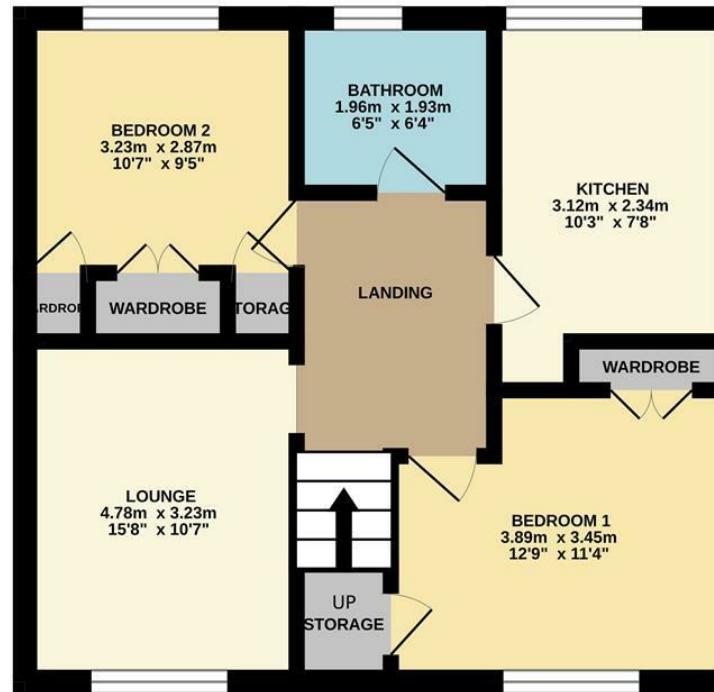
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	76	76
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	76

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	76	76



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, 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.