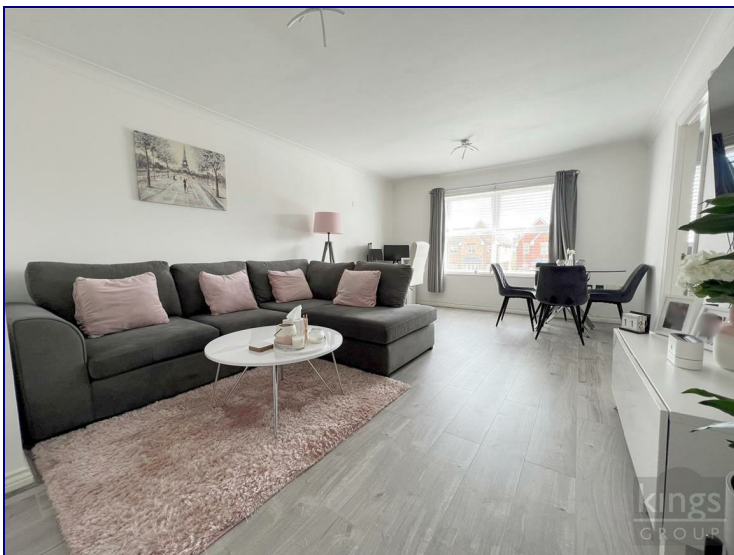


Cobham Close, Enfield, EN1 3SD



Offers In The Region Of £265,000

Kings Group- Enfield Town are delighted to present this BEAUTIFULLY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT which is located within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The A10 / A406 / M25, all of which offer good road links to the surrounding areas are also easily accessible. The property is conveniently located for access to local shops and amenities including Enfield's Retail Park.

Accommodation comprises living room, fitted kitchen, one double bedroom with built in wardrobes and bathroom. The property benefits from loft space, allocated parking and visitor parking bays and ample storage space.

Cobham Close is situated in a quiet cul-de-sac and the road looks over Enfield playing fields. In our opinion this property would make a perfect first time purchase.

Hallway

Entry phone system, Double radiator, Storage cupboard x2, Loft Access

Living Room

18'89 x 12'30 (5.49m x 3.66m)

Double glazed window to the front aspect, Double radiator, Coved ceiling, Phone point, TV aerial point, Power points

Kitchen

10'90 x 5'97 (3.05m x 1.52m)

Double glazed window to the front aspect, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for dishwasher, Plumbing for washing machine, Spotlights, Power points

Bathroom

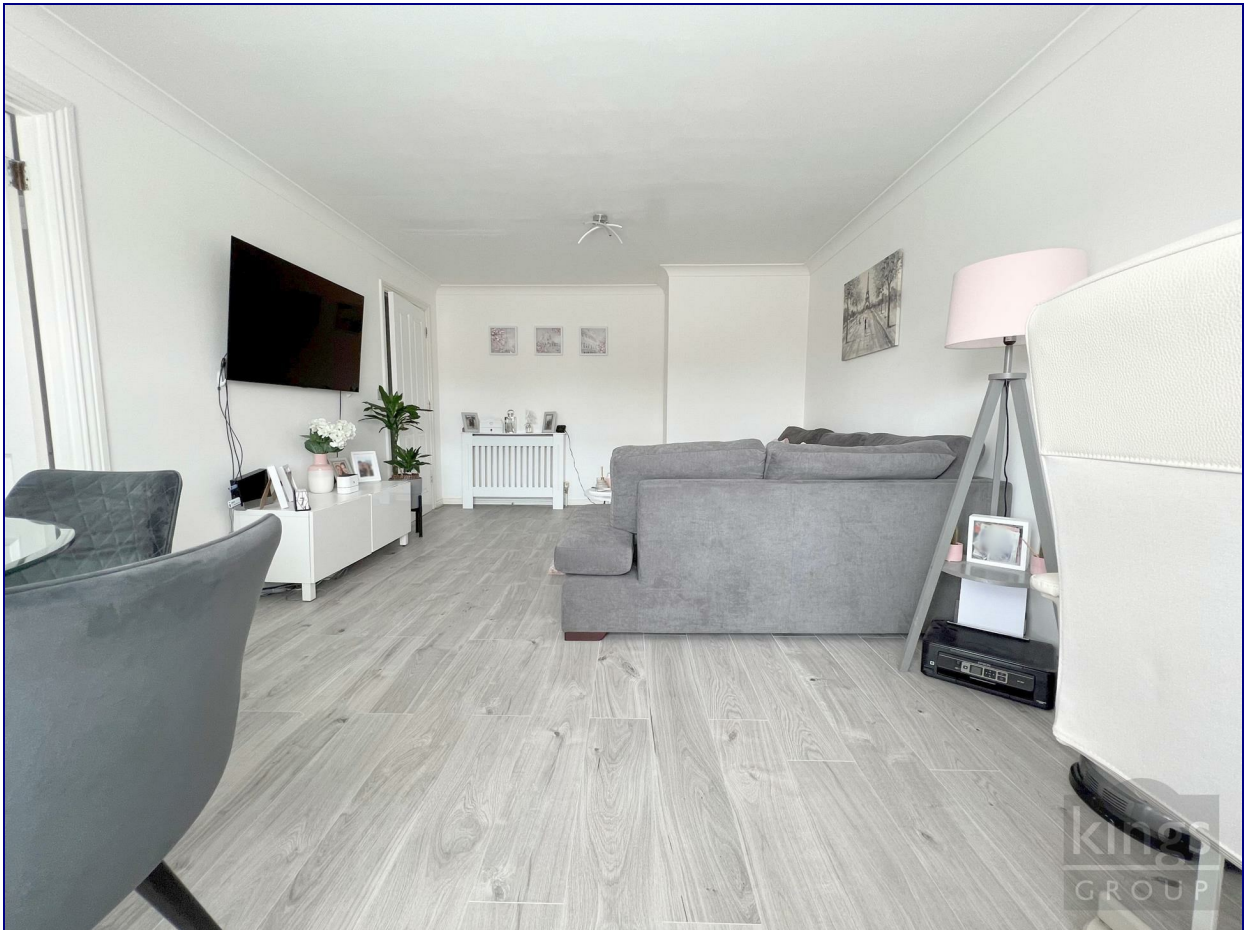
6'70 x 6'14 (1.83m x 1.83m)

Extractor fan, Spotlights, Partly tiled walls, Heated towel rail, Panel enclosed bath with shower attachment, Wash basin with mixer tap and vanity unit underneath, Shaver point

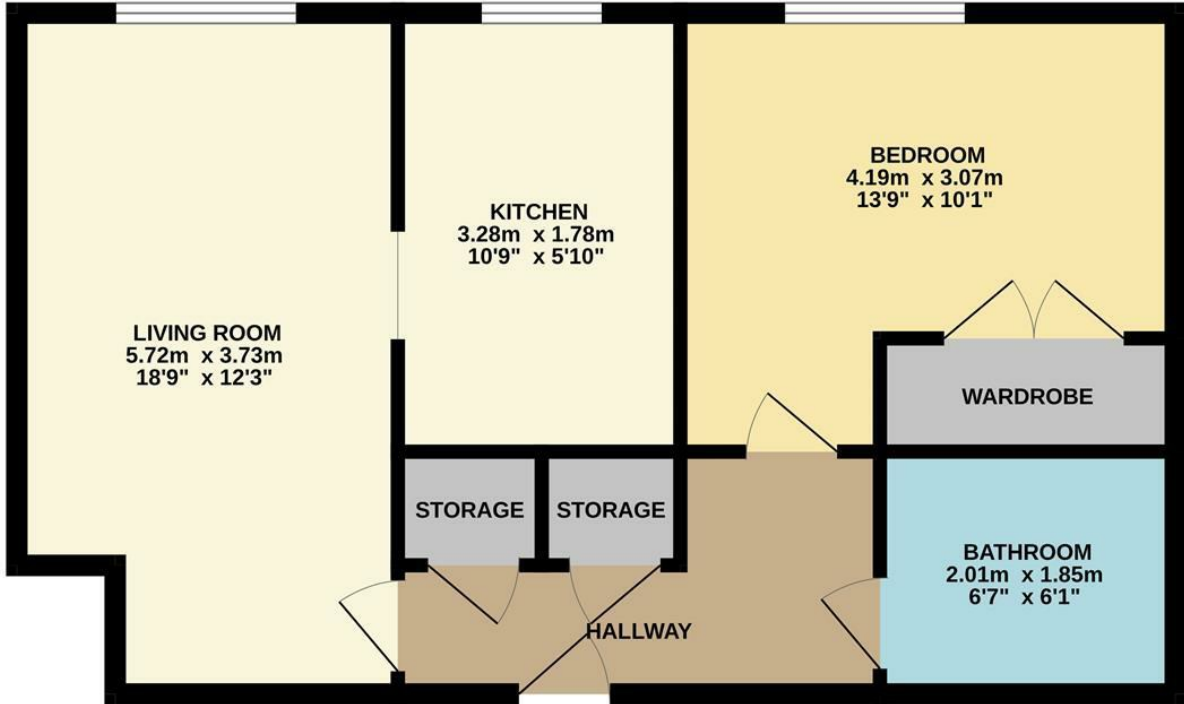
Bedroom

13'91 x 10'13 (3.96m x 3.05m)

Double glazed bay window to the front aspect, Double radiator, Built in wardrobe, Power points



SECOND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	78

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	81	82

