



Mahon Close, EN1 4DH
Enfield





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Kings Group – Enfield Town are delighted to present this charming chain free, one bedroom freehold terraced house, tucked away within a peaceful cul-de-sac & enjoying attractive views across well-maintained greenery. Ideally suited to first time buyers, investors or those looking to downsize, this appealing home combines comfortable living accommodation with a wealth of nearby amenities, picturesque outdoor spaces & convenient transport connections.

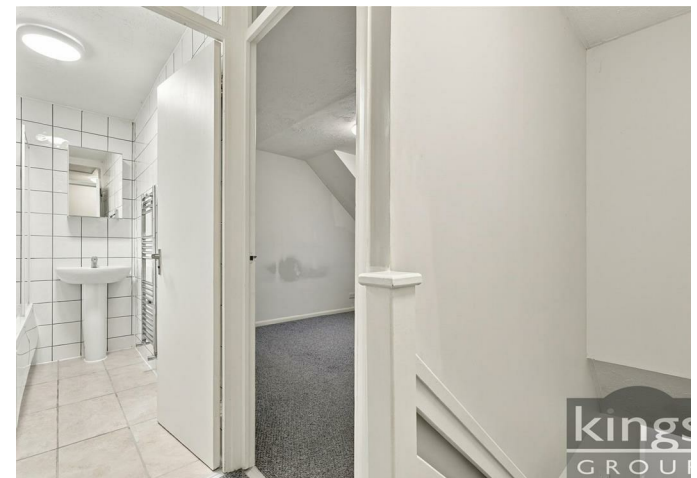
The ground floor comprises a spacious open plan reception room incorporating a modern fitted kitchen, thoughtfully arranged to accommodate both comfortable lounge & dining areas. The kitchen benefits from ample cupboard storage & appliances (untested), creating a practical & sociable space for everyday living.

Ascending to the first floor, you are greeted by a generously proportioned double bedroom, complete with a built in storage cupboard, alongside a three piece bathroom suite. Further storage is available via the loft, adding to the property's practicality. Externally, the home benefits from allocated parking.

The location is a particular highlight, with the historic & picturesque Forty Hall Estate nearby, offering attractive open green spaces & scenic surroundings to enjoy. The entrance to the New River Path is also just a short stroll away, providing a delightful pedestrian route into Enfield Town Centre, where an excellent selection of cafés, restaurants & popular retail shops can be found. Local bus routes are within walking distance, further enhancing the convenience of the location.

For commuters, the property is ideally positioned approximately one mile from both Enfield Town & Turkey Street railway stations, offering direct services towards London Liverpool

£315,000



- Chain Free
- A Generously Sized Open-Plan Living Space Incorporating a Modern Fitted Kitchen with Appliances(Untested)
- Ample Storage Throughout Including Loft Access
- A Short Stroll From the New River Path Entrance, Offering a Scenic Pedestrian Route to Enfield Town Centre
- A Fantastic Opportunity for First Time Buyers, Investors, or Those Seeking to Downsize

- A Well Presented One Double Bedroom Freehold Terraced House
- Allocated Parking
- Cul-De-Sac Location
- Convenient Access to the A10, M25 & A406, Providing Excellent Road Connections Across London & Beyond
- Perfectly Placed for Enjoying the Outdoors, with the Stunning Forty Hall Estate & its Scenic Grounds Nearby

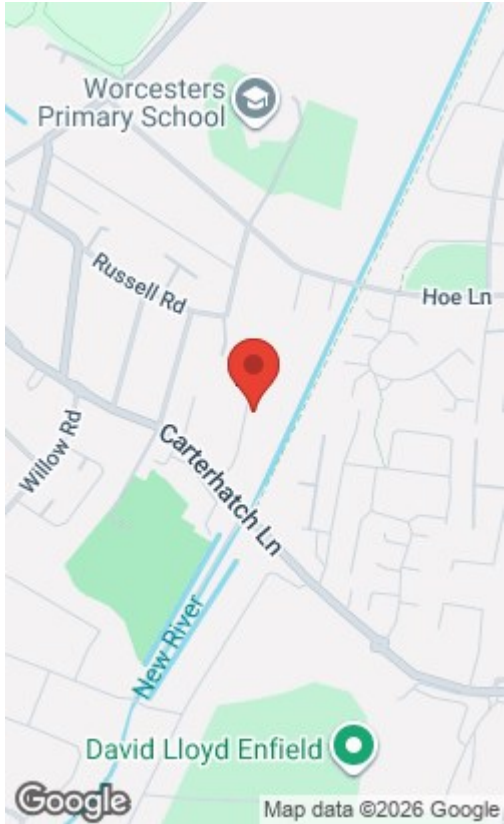






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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



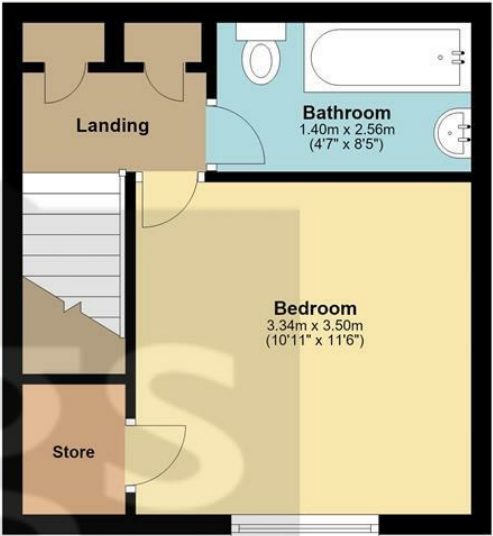
Ground Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



First Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 46.9 sq. metres (504.5 sq. feet)

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

Mahon 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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