

Winchester Close, EN1 2ES
Enfield

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Kings Group – Enfield Town are delighted to present this chain-free, one double bedroom first floor flat, ideally situated within a peaceful cul-de-sac just off the highly desirable, tree-lined Village Road.

This ever-popular location offers excellent convenience, with a variety of local shops along London Road within walking distance, as well as the vibrant Enfield Town Centre, which boasts an excellent selection of restaurants, cafés and high street favourites, including M&S, Boots and Next.

For commuters, the property is ideally positioned within easy reach of local bus routes and Bush Hill Park Station (approximately 0.3 miles away), providing direct access into Liverpool Street in around 30 minutes. There is also an abundance of nearby green open spaces, including Enfield Town Park and Bush Hill Park, perfect for enjoying the outdoors.

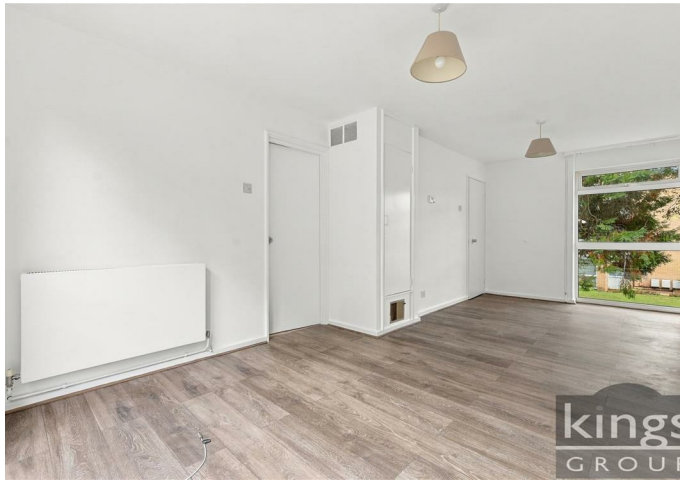
The accommodation comprises a spacious reception room, separate kitchen, generous double bedroom and bathroom. Externally, the property further benefits from a garage en bloc.

Offered to the market chain free and boasting an impressive 955 years remaining on the lease, this property presents an excellent opportunity for first time buyers and investors alike. Requiring some modernisation, it is the perfect purchase for anyone looking to put their own stamp on a home and create a property tailored to their own taste and style.

£260,000









- Chain Free
- Garage En Bloc
- A Generously Proportioned One Double Bedroom First Floor Flat
- Ideally Positioned Close to Both Bush Hill Park Station (0.3 Miles) & Enfield Town Station(0.7 Miles), Offering Convenient Connections into Central London
- Well-Presented Communal Grounds with Maintained Lawn Areas
- Benefiting From an Impressive 955 Years Remaining on the Lease
- In Need of Some Modernisation, Making it Ideal for Buyers Looking to Personalise & Create Their Perfect Home
- Residents' Parking Available
- Conveniently Located Within Walking Distance of Enfield Town Centre, Boasting a Variety of Dining & Shopping Options
- Ideally Located for Commuters, Offering Convenient Access to the A10 & Onward Connections to the M25 & A406








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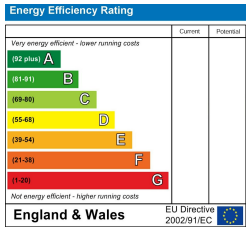


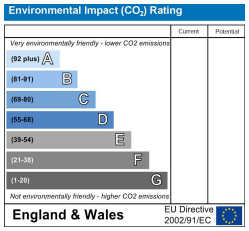


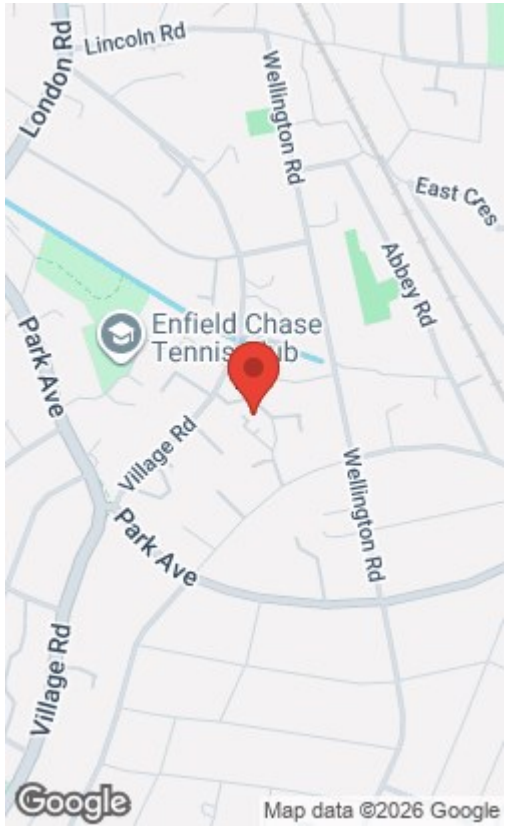






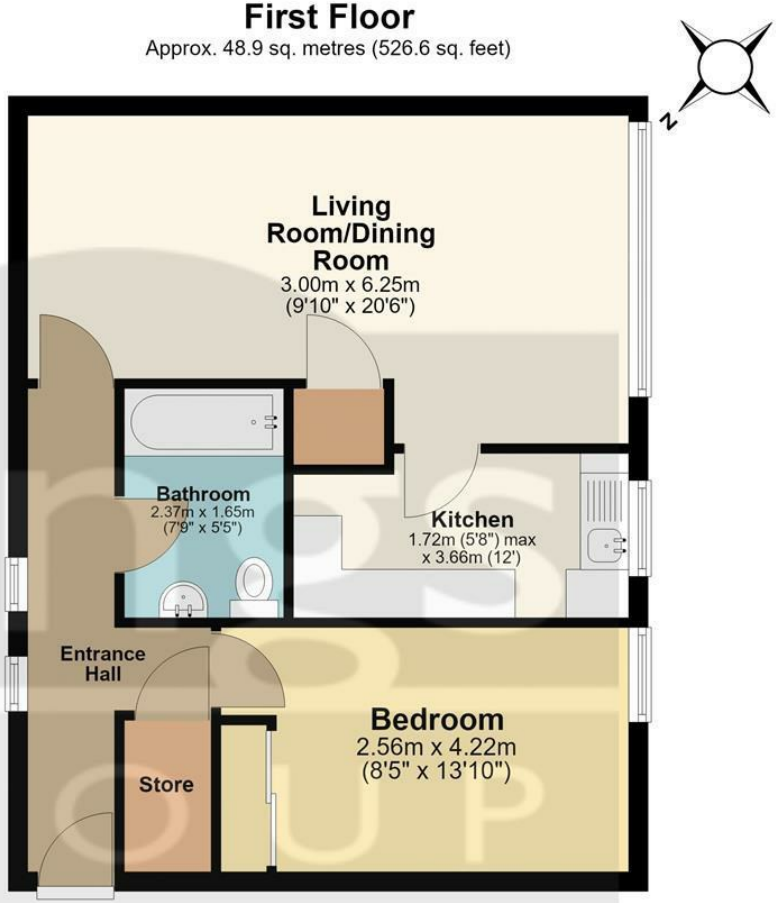






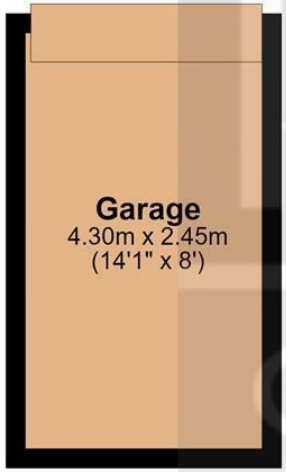
First Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 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.

Winchester Close

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