



**ABSOLUTE**  
PROPERTY

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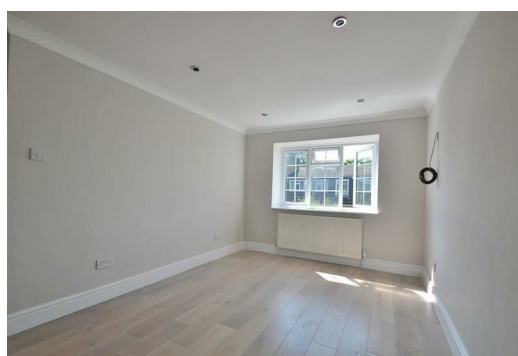
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**28 Crofton Way, Enfield  
Hertfordshire EN2 8HS  
Price Guide £350,000**

Absolute Property are delighted to offer this well presented second floor Two bedroom flat, located in well sought after Crofton Way development EN2. This apartment has been modernised to a high specification benefiting a four piece luxuriously tiled bathroom suite, separate fully fitted kitchen with integrated appliances, real wooden flooring throughout, garage in block and comes with the added advantage of a share of the freehold. Located within close proximity to Enfield town centre and Railway station allowing convenient commuting to the city, this property has a share of Freehold and is offered chain free.





# 28 Crofton Way, Enfield Hertfordshire EN2 8HS

## Hallway

### Bedroom 1

14'4" x 9'9" (4.39 x 2.99)

Double glazed window to front aspect, wooden flooring, 3 x double wall sockets 1 x single socket

### Bedroom 2

10'9" x 6'10" (3.29 x 2.09)

Wood flooring 2 x single sockets double glazed window to front aspect, wooden flooring

### Bathroom

6'9" x 5'11" (2.06 x 1.81)

Low flush WC, pedestal sink bath tub with mixer taps, separate walk in shower, heated towel rail completely tiled

### Lounge

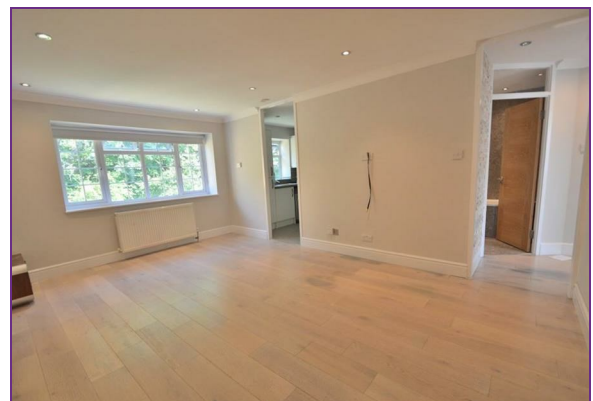
16'10" x 11'10" (5.14 x 3.63)

3 x double wall sockets, double glazed window to rear aspect, Ariel point

### Kitchen

9'8" x 7'6" (2.97 x 2.29)

Completely fitted, integrated appliances (oven, cooker/hob, extractor fan)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-120 kWh/m <sup>2</sup> (A)	95-120 kWh/m <sup>2</sup> (A)	100-120 g/m <sup>2</sup> (A)	95-120 g/m <sup>2</sup> (A)
121-140 kWh/m <sup>2</sup> (B)	115-140 kWh/m <sup>2</sup> (B)	121-140 g/m <sup>2</sup> (B)	115-140 g/m <sup>2</sup> (B)
141-160 kWh/m <sup>2</sup> (C)	110-160 kWh/m <sup>2</sup> (C)	141-160 g/m <sup>2</sup> (C)	110-160 g/m <sup>2</sup> (C)
161-180 kWh/m <sup>2</sup> (D)	105-180 kWh/m <sup>2</sup> (D)	161-180 g/m <sup>2</sup> (D)	105-180 g/m <sup>2</sup> (D)
181-200 kWh/m <sup>2</sup> (E)	100-200 kWh/m <sup>2</sup> (E)	181-200 g/m <sup>2</sup> (E)	100-200 g/m <sup>2</sup> (E)
201-220 kWh/m <sup>2</sup> (F)	95-220 kWh/m <sup>2</sup> (F)	201-220 g/m <sup>2</sup> (F)	95-220 g/m <sup>2</sup> (F)
221-250 kWh/m <sup>2</sup> (G)	90-250 kWh/m <sup>2</sup> (G)	221-250 g/m <sup>2</sup> (G)	90-250 g/m <sup>2</sup> (G)

For energy efficiency - higher is better. For environmental impact - lower is better.

England & Wales EPC Directive 2002/91/EC