



ABSOLUTE
PROPERTY

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**22 Orton Grove, Enfield
Middlesex EN1 4UE**

£280,000

Absolute Property are pleased to offer this two bedroom second floor apartment situated in this cul de sac position within easy access to the A10, A406 and M25 transport links and easy access to Enfield Town Centre. The property benefits from fitted kitchen, double glazing and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge/diner, bedroom one, bedroom two, bathroom, wood laminate flooring, entry phone system.

LOUNGE/DINER:

18'3 x 14'8 (going into 11'6) (5.49m'0.91m x 4.27m'2.44m (going into 3.35m'1.83m))

Wood laminate flooring, tv socket, storage heater; two double glazed windows to rear aspect, door to kitchen.

KITCHEN:

8'8 x 8'1 (2.44m'2.44m x 2.44m'0.30m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, one and quarter bowl stainless steel sink drainer unit with mixer taps, wood laminate flooring, double glazed window to rear aspect.

BEDROOM ONE:

11'4 x 10'6 (3.35m'1.22m x 3.05m'1.83m)

Storage heater, double glazed window to front aspect, tv socket, door to en suite.

EN SUITE:

Comprising of low flush wc, hand wash basin with mixer taps, shower cubicle, extractor fan.

BEDROOM TWO:

10'6 x 6'8 (3.05m'1.83m x 1.83m'2.44m)

Storage heater, double glazed window to front aspect.

BATHROOM:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with power shower, airing cupboard, and extractor fan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
22-24	27-39	22-24	27-39
25-27	34-45	25-27	34-45
28-30	40-48	28-30	40-48
31-33	45-52	31-33	45-52
34-35	50-55	34-35	50-55
36-38	55-62	36-38	55-62
39-41	60-68	39-41	60-68
42-44	65-72	42-44	65-72
45-47	70-77	45-47	70-77
48-50	75-82	48-50	75-82
51-53	80-87	51-53	80-87
54-55	85-92	54-55	85-92
56-58	90-97	56-58	90-97
59-61	95-102	59-61	95-102
62-64	100-107	62-64	100-107
65-67	105-112	65-67	105-112
68-70	110-117	68-70	110-117
71-73	115-122	71-73	115-122
74-76	120-127	74-76	120-127
77-79	125-132	77-79	125-132
80-82	130-137	80-82	130-137
83-85	135-142	83-85	135-142
86-88	140-147	86-88	140-147
89-91	145-152	89-91	145-152
92-94	150-157	92-94	150-157
95-97	155-162	95-97	155-162
98-100	160-167	98-100	160-167

For more information, visit www.gov.uk

England & Wales EU Directive 2002/91/EC