



ABSOLUTE
PROPERTY

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**38 Orton Grove,
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 chain free. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge, bedroom one, bedroom two, bathroom, two storage cupboards, entry phone system.

LOUNGE:

16.9 x 12.7 (4.88m.2.74m x 3.66m.2.13m)

Wood laminate flooring, electric heater, tv socket, double glazed window to side aspect, door to kitchen, single door opening to balcony.

BALCONY:

Overlooking the New River.

KITCHEN:

9.6 x 7.11 (2.74m.1.83m x 2.13m.3.35m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, one and quarter bowl stainless steel sink/drainer unit with mixer taps.

BEDROOM ONE:

14.9 x 10 (4.27m.2.74m x 3.05m)

Electric heater, double glazed window to rear aspect overlooking the New River, door to:

EN SUITE:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with shower attachment.

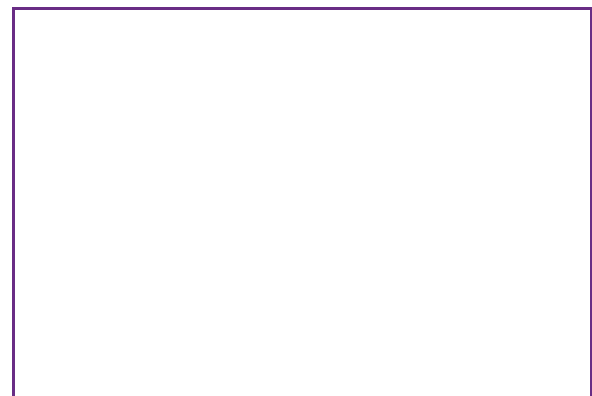
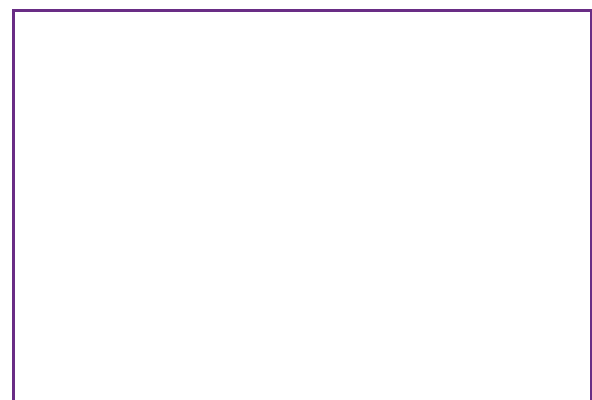
BEDROOM TWO:

10.3 x 8.2 (3.05m.0.91m x 2.44m.0.61m)

Electric heater, double glazed window to rear aspect overlooking the New River.

BATHROOM:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with shower attachment.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Net energy efficiency - higher ranking is better			
Net environmental impact - lower ranking is better			
England & Wales EPC Directive 2002/91/EC			