



**ABSOLUTE  
PROPERTY**

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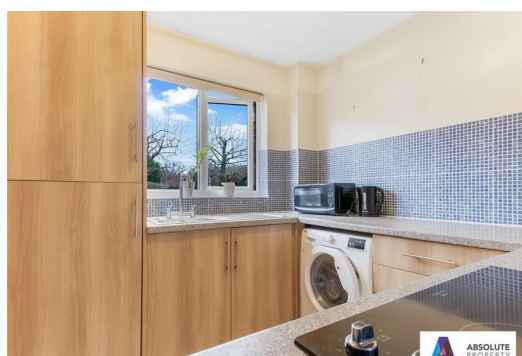
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**ABSOLUTE  
PROPERTY**

**Haydon Close, Enfield  
EN1 2BN  
£325,000**

Absolute Property are delighted to offer this two bedroom ground floor maisonette in need of modernisation. situated within this highly desirable and peaceful cul-de-sac adjacent to Enfield Tennis Club and easy reach of Enfield Town and Bush Hill Park stations and shops. Benefits Include separate kitchen, lounge/diner, long lease, allocated parking, own section of garden and comes with the added advantage of being offered chain free. Viewing is highly recommended.



# Haydon Close, Enfield EN1 2BN

## ENTRANCE:

Front door opening to:

## HALLWAY:

Doors to bedroom one, bedroom two, bathroom, two storage cupboards, dado rail open doorway into lounge/diner.

## LOUNGE/DINER:

18'8 x 10 (5.69m x 3.05m)

Coving to ceiling, dado rail, electric fireplace, electric heater, tv socket, upvc double glazed window to side aspect, door into kitchen.

## KITCHEN:

8,1 x 7'7 (2.44m,0.30m x 2.31m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, integrated fridge freezer, stainless steel sink drainer unit with mixer taps, upvc double glazed window to side aspect.

## BEDROOM ONE:

11'5 x 8'6 (3.48m x 2.59m)

Upvc double glazed window to side aspect, electric heater, dado rail, open archway to wardrobes and sink unit with mixer taps.

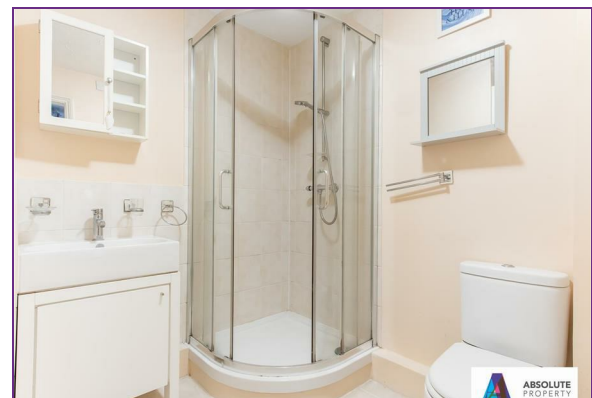
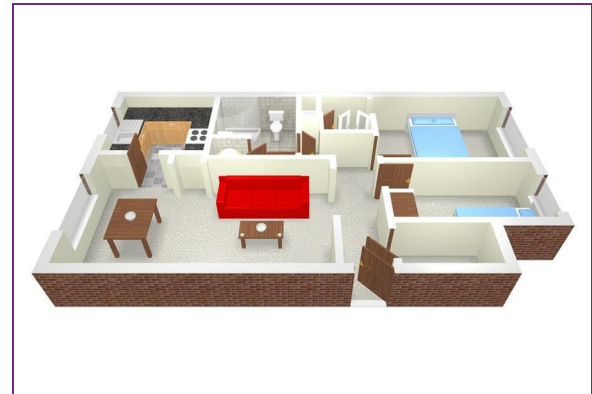
## BEDROOM TWO:

11'5 x 5'10 (3.48m x 1.78m)

Built in wardrobes, upvc double glazed window to side aspect, electric heater.

## SHOWER ROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, heated towel rail, extractor fan, airing cupboard.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	78	60	68
<p>Energy Efficiency Rating: 72 (Current), 78 (Potential)</p> <p>Energy Efficiency Rating Legend: A (Green), B (Yellow-Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: 60 (Current), 68 (Potential)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating Legend: A (Green), B (Yellow-Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

