



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 ☎ 020 8882 8155

✉ info@absolutepropertyagents.com

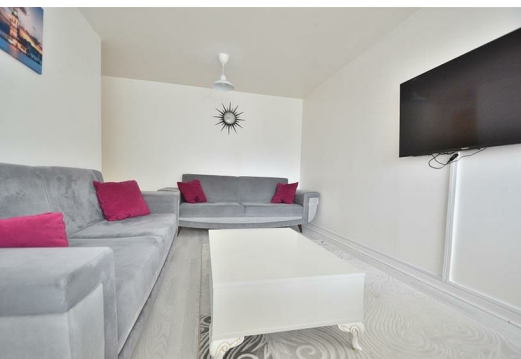
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**Cornell Court Enstone Road, Enfield
EN3 7WL**

Offers In Excess Of £250,000

Absolute Property are delighted to offer this two bedroom second floor apartment located within minutes of Brimsdown Station. This property is ideally located within easy access to London's M25 and A406 within five minutes drive of both directions, local schools, college, restaurants and other amenities are also close by. Benefits include en suite, Lounge/Diner and Modern Kitchen. Viewing is highly recommended to avoid disappointment.



Cornell Court Enstone Road, Enfield
EN3 7WL

Entrance:
Front door opening to:

Hallway:
Doors to lounge/diner, bedroom one, bedroom two, bathroom, storage cupboard

Lounge/Diner:
19'1 x 9'8
Wood laminate flooring, tv socket, upvc double glazed window to rear aspect, open doorway to kitchen

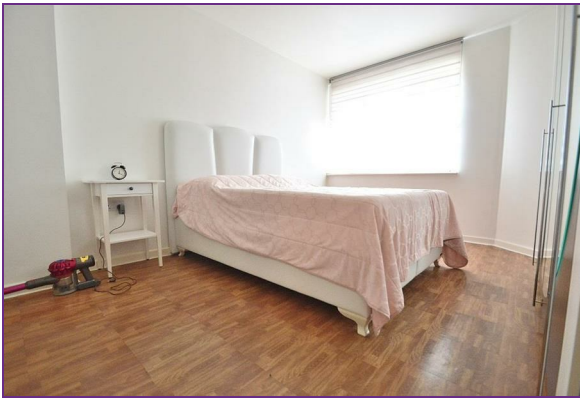
Kitchen:
7'10 x 6'9
Range of eye and base level units, built in double oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, stainless steel sink drainer unit with mixer taps, upbv double glazed window to rear aspect.

Bedroom One:
18'7 x 10'4 (going into 5'10)
Upvc double glazed window to rear aspect, tv socket, door to en suite.

En Suite:
Comprising of low flush wc, pedestal hand wash basin with mixer taps, shower cubicle, extractor fan

Bedroom Two:
15 x 8'1
Upvc double glazed window to rear aspect

Bathroom:
The piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, extractor fan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	82		
Energy efficiency: Better - lower running costs		Low environmental impact: Better - lower CO ₂ emissions	
75-82		82-92	
B		B	
72-75		72-82	
C		C	
69-72		69-72	
D		D	
66-69		66-69	
E		E	
63-66		63-66	
F		F	
60-63		60-63	
G		G	
57-60		57-60	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	