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**28 Crofton Way  
Enfield, Hertfordshire EN2 8HS  
Offers In Excess Of £340,000**







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.



**Hallway****Bedroom 1**

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

**Bedroom 2**

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

**Bathroom**

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

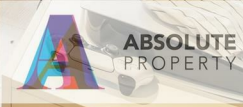
**Lounge**

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

**Kitchen**

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







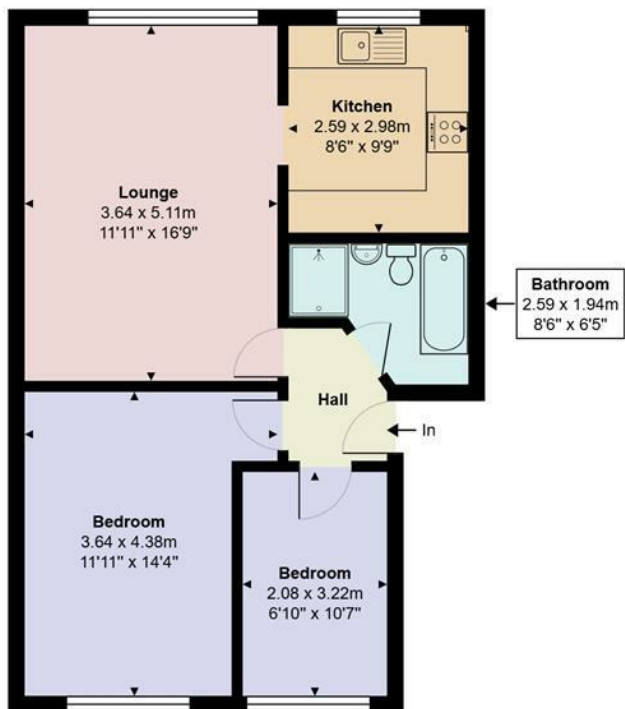


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### Crofton Way, Enfield EN2 8HS

Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(49-54)	F		
(1-48)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(11-15)	B		
(6-10)	C		
(5-6)	D		
(3-4)	E		
(2-3)	F		
(1-2)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	