



ABSOLUTE
PROPERTY

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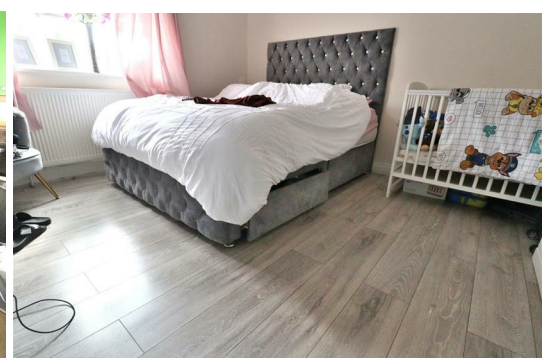
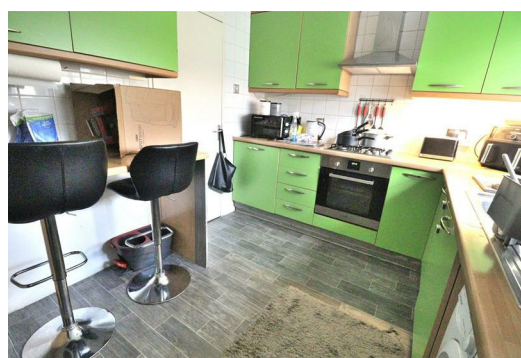
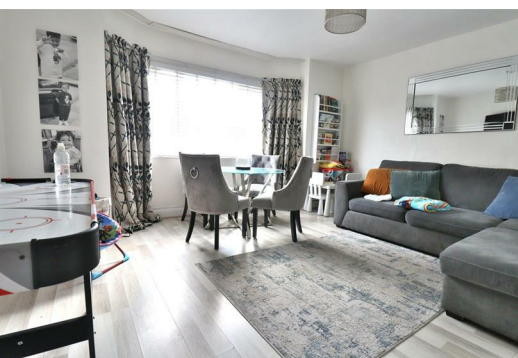
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29 Pentrich Avenue, Enfield
EN1 4NA
£285,000

Absolute Property are pleased to offer this well presented two bedroom first floor apartment. Ideal for commuters with Turkey Street Station only 0.8 miles distance and easy access to the M25. The property is also within walking distance to shops and amenities. Benefits include lounge diner, kitchen/breakfast room, two double bedrooms, gas central heating, double glazing and comes with the added advantage of being offered chain free. Viewing highly recommended.



**29 Pentrich Avenue, Enfield
EN1 4NA**

ENTRANCE:

Front door opening to:

HALLWAY:

Doors to Lounge/Diner, Kitchen/Breakfast room, bedroom one., bedroom two, bathroom, storage cupboard.

LOUNGE/DINER:

14'10 x 11'10 (4.52m x 3.61m)

Wood laminate flooring, tv socket, radiator, upvc double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM:

9'1 x 8'9 (2.77m x 2.67m)

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

BEDROOM ONE:

11'10 x 11'3 (3.61m x 3.43m)

Built in wardrobes, wood laminate flooring, radiator, upvc double glazed window to front aspect.

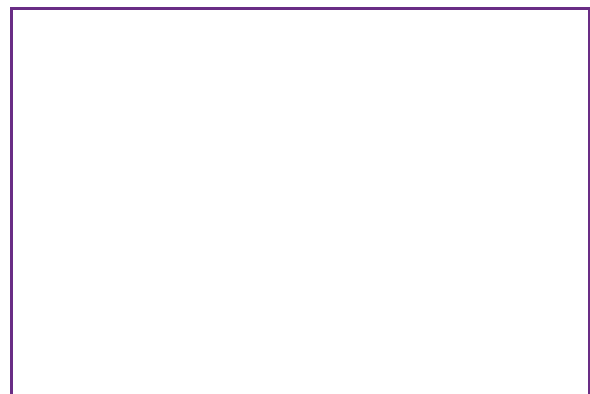
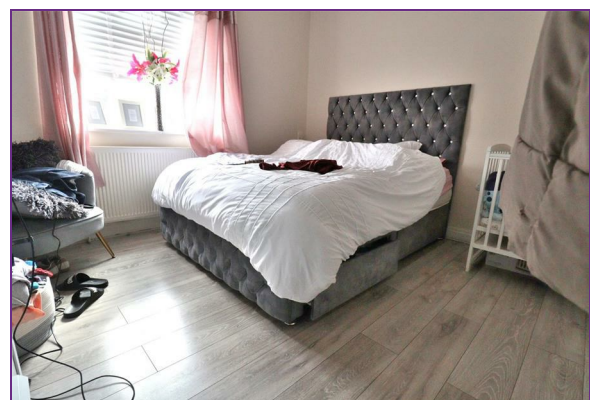
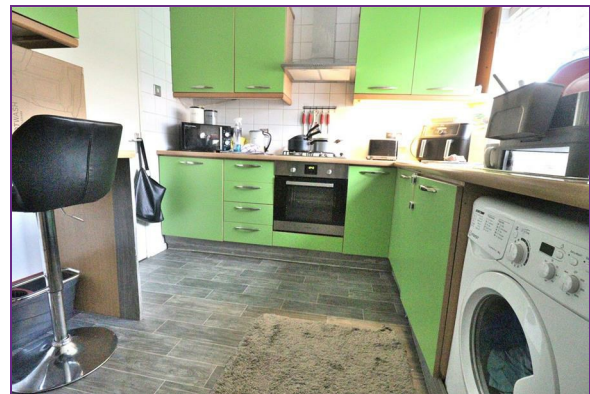
BEDROOM TWO:

12'8 x 10 (3.86m x 3.05m)

Wood laminate flooring, radiator, upvc double glazed window to rear aspect.

BATHROOM:

Comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, heated towel rail, upvc double glazed frosted window to rear aspect.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	80		
<small>0-100 kWh/m² per year - lower running costs</small> <small>0-100 g/m² per year - lower CO₂ emissions</small>			
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
<small>England & Wales</small>		<small>England & Wales</small>	