



Cobham Close, Enfield, EN1 3SU

welcome to
Cobham Close, Enfield

Barnfields are delighted to offer for sale this rarely available two bedroom, two bathroom second floor balcony flat with lift access and attractive views over sports fields and parkland. Located in this quiet residential cul-de-sac within close proximity of the A10 with its abundance of retail facilities and within easy access of Enfield Town with its multiple shopping centre and transport links including Enfield Town Overground Station (Liverpool Street Line).

The property is well presented throughout and is offered on a chain free basis.



Communal Hallway

Staircase and lift access to all floors.

Hallway

Fitted carpet, entryphone system, two large built-in storage cupboards.

Lounge

19' 4" x 13' 7" (5.89m x 4.14m)

Fitted carpet, two radiators, double glazed doors opening to terrace.

Terrace

With leafy far reaching views over sports fields.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

Range of fitted wall and base units with toning worktops, sink and drainer, gas hob with extractor above and built-in oven below, integrated fridge/freezer, plumbing for washing machine, tiled splashbacks, double glazed window to rear, cupboard housing gas boiler, wooden laminate flooring.

Bedroom One

9' 7" x 8' 2" (2.92m x 2.49m)

Fitted carpet, radiator, double glazed window to rear, built-in wardrobes, door to:-

En-Suite Shower Room

Fully tiled step-in shower unit, low level WC, pedestal wash hand basin, part tiled walls, fitted carpet.

Bedroom Two

9' 3" x 7' 1" (2.82m x 2.16m)

Fitted carpet, radiator, double glazed windows to rear.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, fitted carpet, part tiled walls.

Outside

Communal Gardens

Well manicured rear communal gardens.

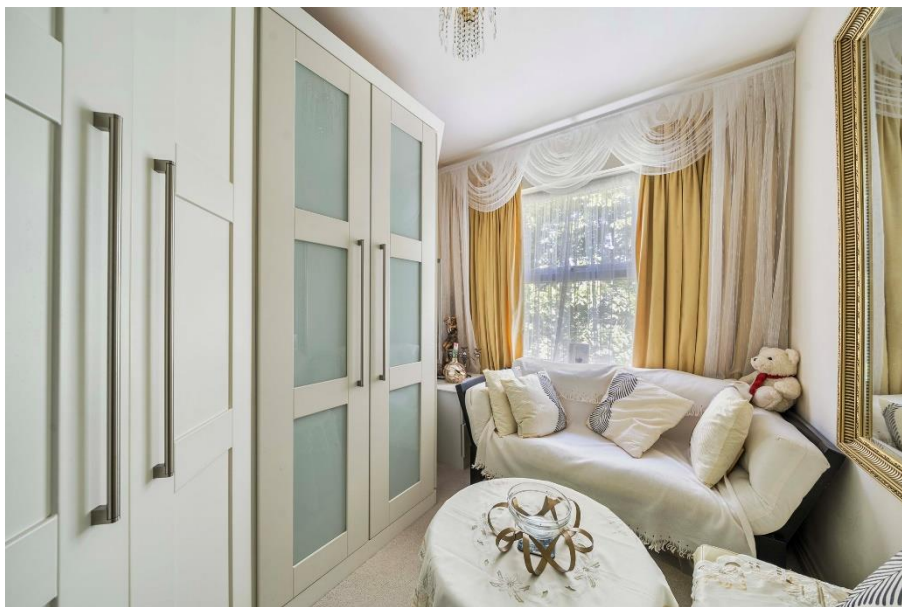
Parking

The property enjoys its own allocated parking space.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





view this property online barnfields.co.uk/Property/ENF105070



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Cobham Close, Enfield

- Two Bedrooms
- Two Bathrooms
- 19ft Lounge
- Terrace Overlooking Sports Field
- Lift Access To All Floors

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2176.00

Ground Rent: 155.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£335,000



Please note the marker reflects the postcode not the actual property

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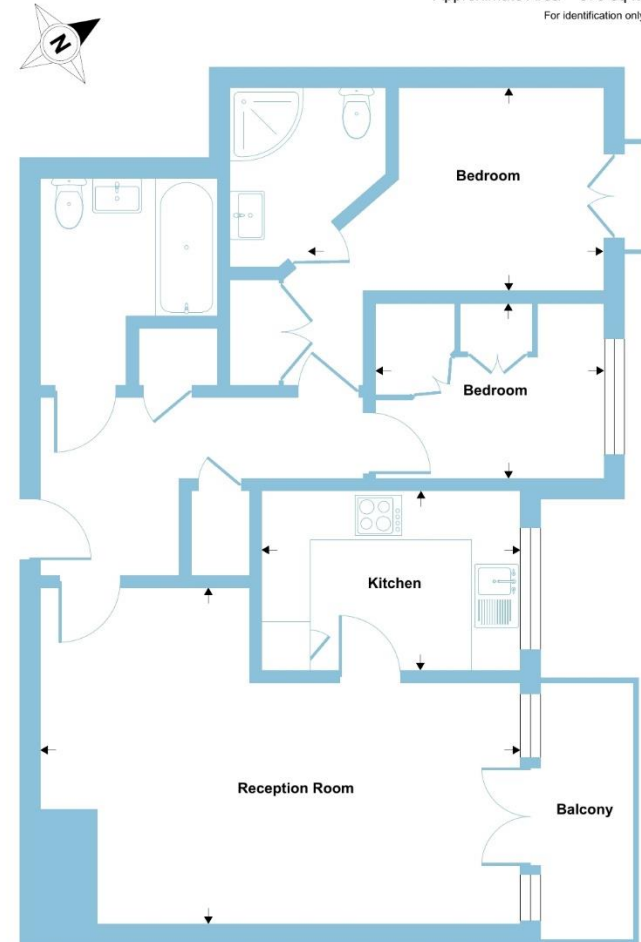
Property Ref:
ENF105070 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 679 sq ft / 63 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1285039

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