

Cobham Close, Enfield, EN1 3SU



£330,000

Welcome to this WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT located in a peaceful cul-de-sac location. The heart of the home is a generously sized living room, creating a warm and inviting atmosphere for gatherings and relaxation. The adjacent fitted kitchen is a chef's delight, equipped with appliances and plenty of work space. The master bedroom boasts an en-suite shower room, and is further enhanced by fitted wardrobes. The second bedroom is also sizeable. With ample storage space throughout, this ground floor flat is not only a delightful living space but also a practical one. Step outside to your own private patio area, a tranquil space perfect for morning coffees or evening relaxation. Additionally, the property comes with allocated parking for your convenience, ensuring a stress-free arrival home. Visitors will appreciate the availability of designated parking spaces.

Hallway

Two storage cupboards, Phone entry system, Electric heating thermostat, Laminate flooring, Power points

Reception Room

19'3 x 13'6 (5.87m x 4.11m)

Double glazed Patio doors leading to the Patio area, Laminate flooring, Radiator, Coved ceiling, Power points

Kitchen

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

Double glazed window to the rear aspect, A range of base and wall units with roll top work surfaces, Integrated oven with electric hob, Extractor hood, Partly tiled walls, Laminate flooring, Sink drainer unit, Spotlights, Power points, Plumbing for washing machine, Space for fridge/freezer

Bathroom

8'4 x 7'1 (2.54m x 2.16m)

Panel enclosed bath with mixer tap and shower attachment, Partly tiled walls, Wash basin with pedestal, Low level WC, Tiled flooring, Extractor fan, Double radiator

Bedroom 1

8'6 x 8'2 (2.59m x 2.49m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Fitted wardrobe, Power points

En-Suite Shower Room

7' x 6'8 (2.13m x 2.03m)

Shower cubicle, Wash basin with mixer tap and pedestal, Low level WC, Lino flooring, Partly tiled walls, Double radiator

Bedroom 2

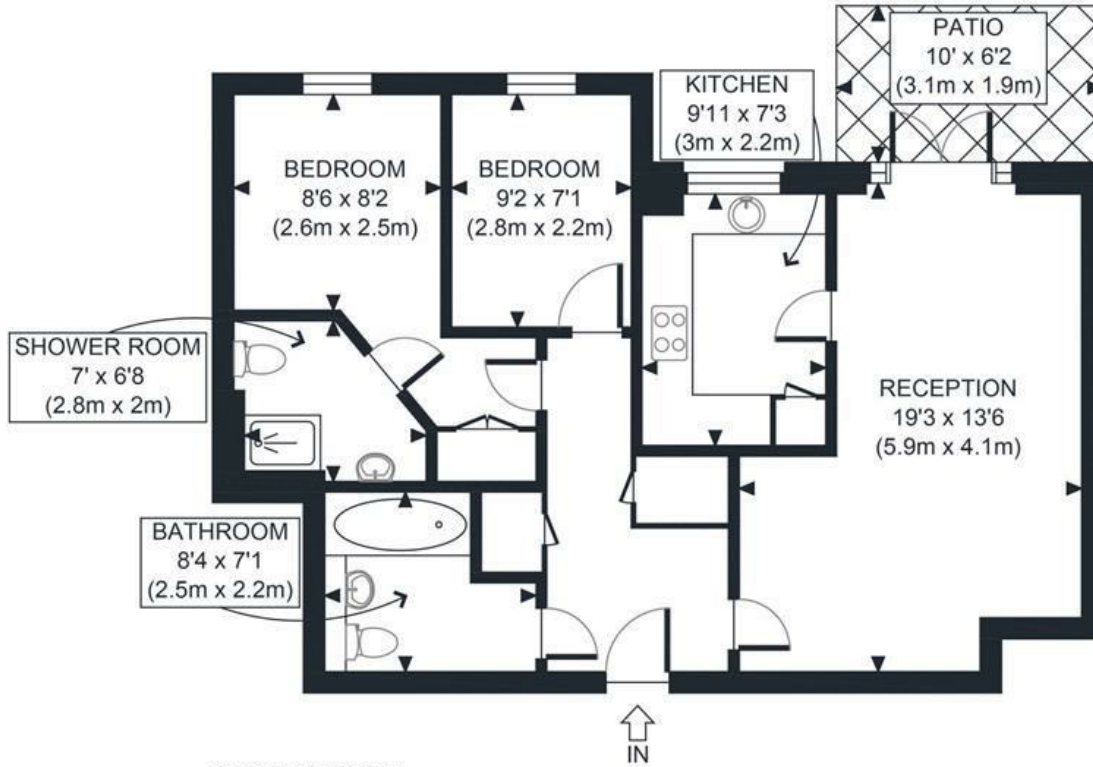
9'2 x 7'1 (2.79m x 2.16m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Power points

Patio

10' x 6'2 (3.05m x 1.88m)





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 659 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 659 SQ FT / 61 SQM	Cobham Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 26/02/22
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

