



Cobham Close, EN1 3SU  
Enfield





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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 a 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.

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Offers Over £320,000



- Two Double Bedroom Ground Floor Flat
- Spacious Living Room With Double Glazed Patio Doors Leading to Your Own Patio Area
- Ample Storage Space
- Close Proximity to Transport Links Including Local Bus Routes and Enfield Town Station(0.7 miles) and Southbury Station(0.5 miles)
- Within Walking Distance to Local Shops and Amenities
- Family Bathroom and En-Suite Shower Room to the Master Bedroom
- Allocated Parking and Visitors Parking Available
- Cul-De-Sac Location
- Easy Access to the A10/M25/A406 Offering Good Road Links To Surrounding Areas
- Ideal First Time Purchase or Investment Opportunity

### 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)





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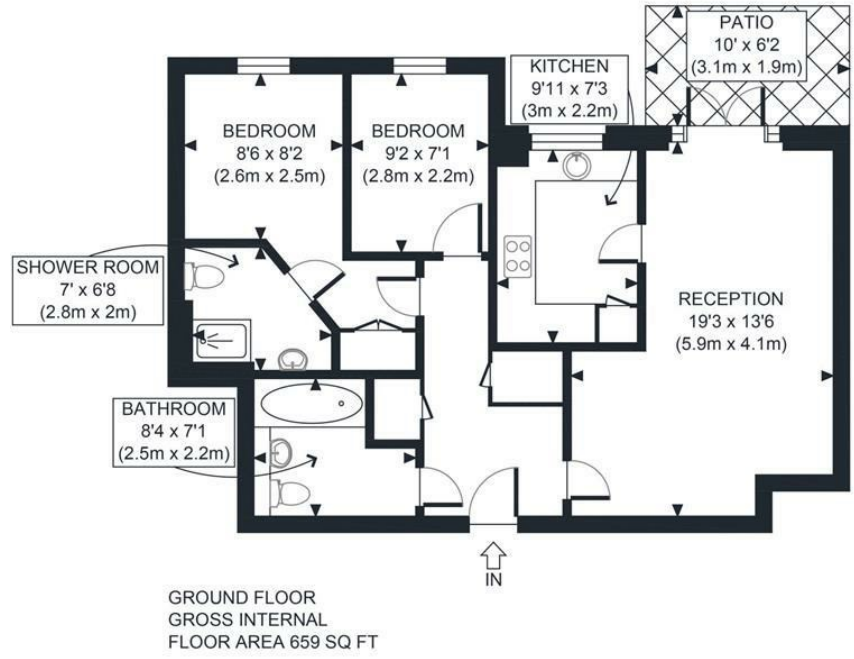


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	



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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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