

Magpie Close, Enfield, EN1 4JE



£207,000

Kings Group-Enfield Town are pleased to present this CHAIN FREE FIRST FLOOR STUDIO FLAT WITH SEPERATE SLEEPING AREA located in the highly sought after Forty Hill area. This ideal first time purchase comprises living room, sleeping area, fitted kitchen and bathroom. The property benefits from an impressive 156 year lease and residents parking. The property provides easy access to the A10/M25/A406 all providing good access to surrounding areas. Furthermore the property is within close proximity of local shops and amenities.

Living Room

11'97 x 10'35 (3.35m x 3.05m)

Double glazed window to the front aspect, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points

Kitchen

7'04 x 6'89 (2.24m x 1.83m)

Double glazed window to the front aspect, Laminate flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points

Bathroom

6'48 x 5'49 (1.83m x 1.52m)

Tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash basin with mixer tap and pedestal, Low level WC

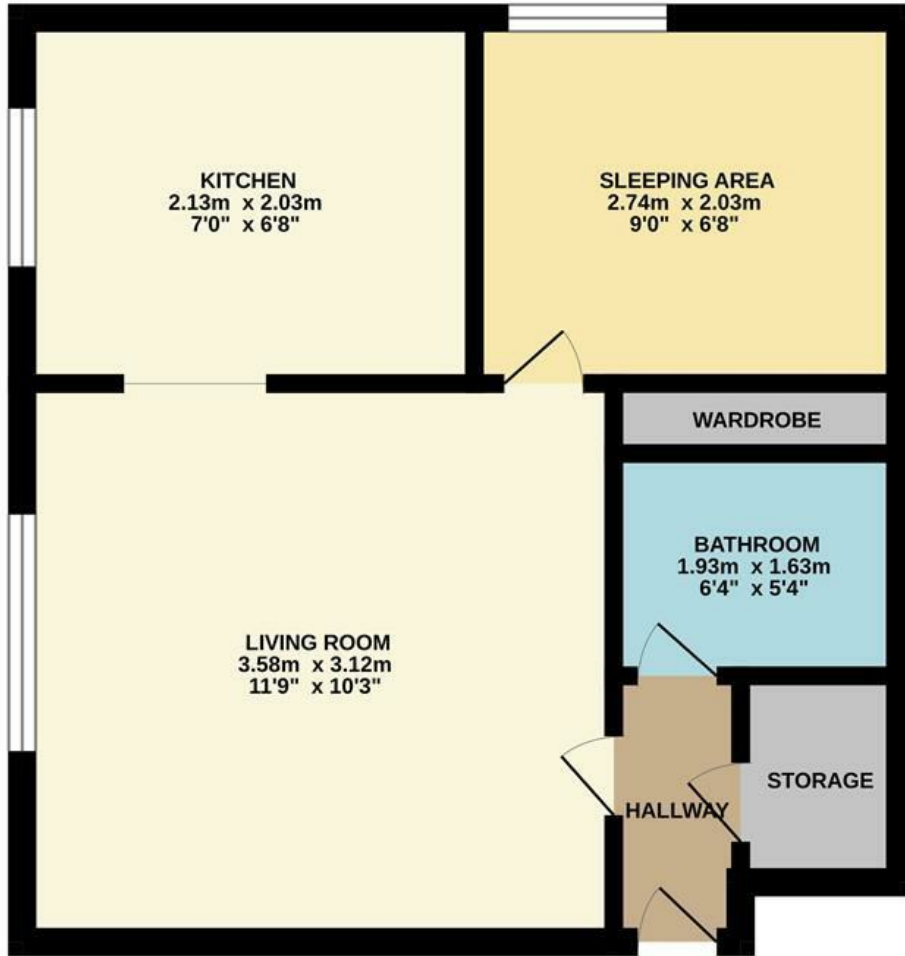
Bedroom

9'08 x 6'85 (2.95m x 1.83m)

Double glazed window to the side aspect, Double radiator, Laminate flooring, Built in wardrobes, Power points



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	75	78

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		



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