Mutton Lane, EN6 3BA

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Kings Group – Enfield Town are delighted to present this chain-free, one double bedroom first-floor flat, offering an excellent investment opportunity. Please note, the property has approximately 60 years remaining on the lease and is therefore suited to cash buyers only.

Ideally positioned in Potters Bar, the property benefits from a well-connected location with a wide range of local amenities close at hand. Potters Bar offers a good selection of shops, supermarkets, cafés, restaurants and everyday services, while the nearby King George V Recreation Ground provides attractive open green space for leisure and recreation.

The area is particularly well placed for commuters, with Potters Bar Station approximately 0.7 miles away, providing direct rail services into London King's Cross and Moorgate. Road users also benefit from convenient access to the M25 and A1(M), offering excellent connections towards London and the wider surrounding areas.

Potters Bar is a popular and established location, combining the convenience of strong transport links with a more suburban setting. The area benefits from a variety of local leisure facilities, green spaces and amenities, making it attractive to commuters, investors and residents alike.

Internally, the property features a bright and spacious reception room, a fitted kitchen with ample worktop and cupboard space, a generous double bedroom benefiting from built-in wardrobes, and a three-piece bathroom suite.

Offering generous living accommodation, excellent transport connections and strong investment potential, this property represents an ideal opportunity for cash buyers seeking a conveniently located property with scope and potential.

Offers In The Region Of £140,000

- Chain Free
- Cash Buyers Only- 60 Year Lease Remaining
- A Short Walk To Open Green Spaces Including King George V Recreation Ground
- Gas Central Heating and Double Glazed Throughout
- A Spacious One Double Bedroom First Floor Flat
- Located Approximately 0.7 Miles to Potters Bar Station Providing Access into London Kings Cross and Moorgate
- Within Close Promimity of Local Shops and Amenities
- Excellent Access to Major Road Networks, Including the A1(M) and M25

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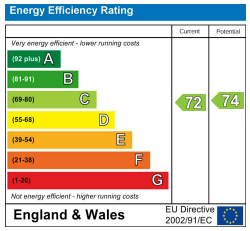
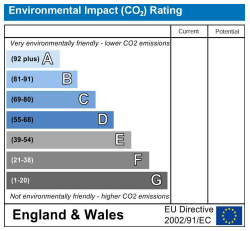
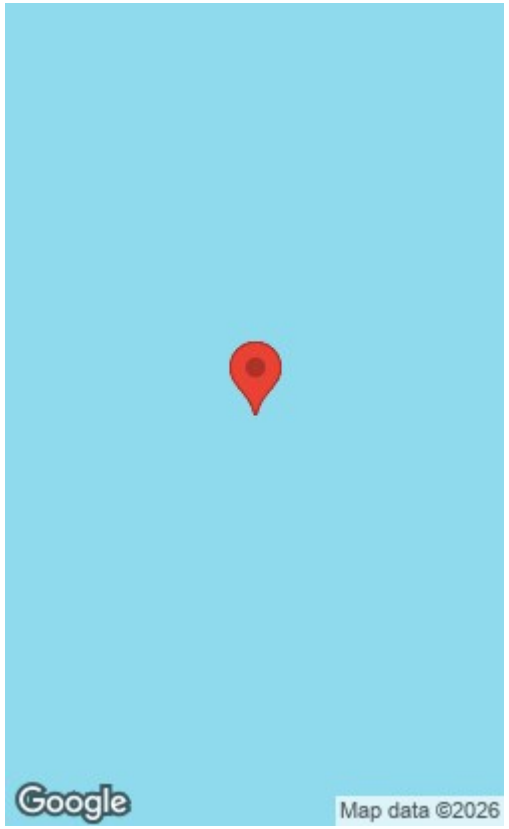
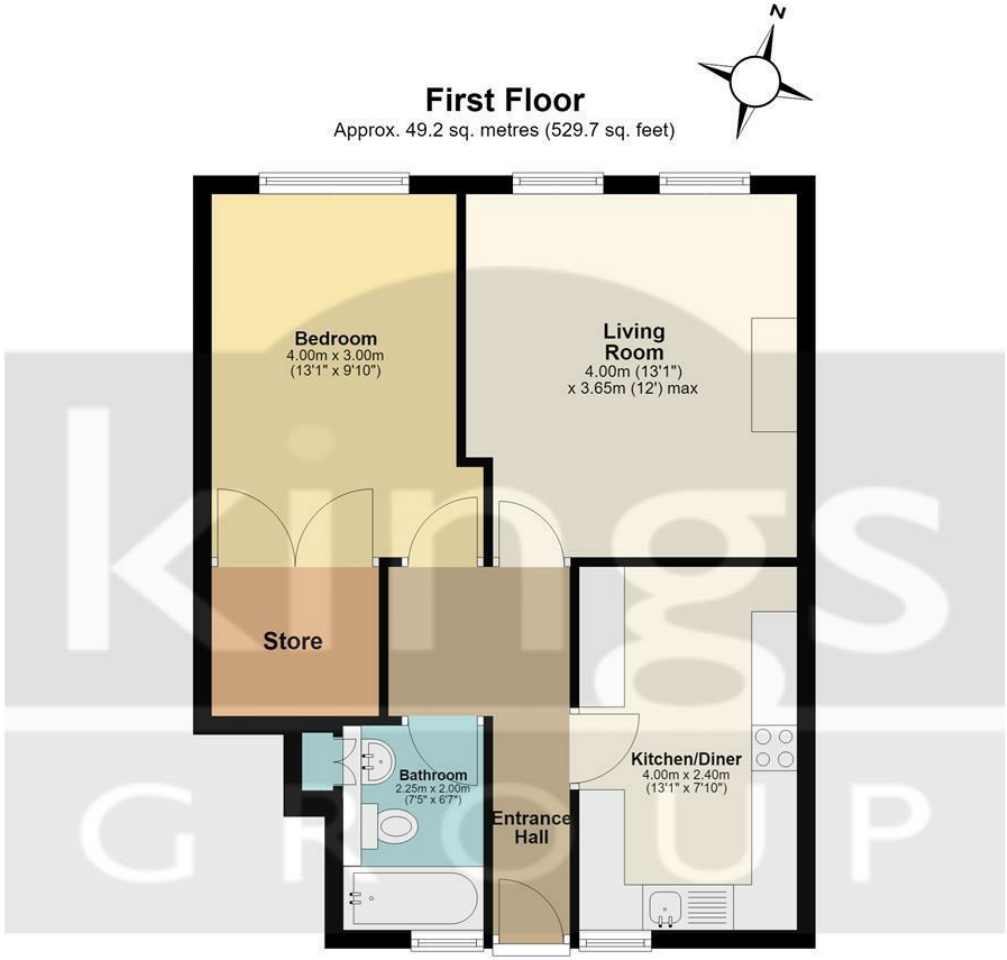






First Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 49.2 sq. metres (529.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cranborne Parade

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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