



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**34 Magpie Close,
EN1 4JB
£220,000**

Absolute Property are pleased to offer this ONE BEDROOM first floor apartment, located in the highly sought after Forty Hill area. This ideal first time purchase comprises living room, separate kitchen, bedroom, and bathroom. The property benefits from a long lease and provides easy access to the A10/M25/A406 all providing good access to surrounding areas. Viewing is Highly recommended



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ENTRANCE:
Front door opening to hallway

HALLWAY:
Doors to lounge bedroom and bathroom; wood laminate flooring

LOUNGE:
14.1 x 10.3 (4.27m.0.30m x 3.05m.0.91m)
Wood laminate flooring; window to rear aspect; TV socket; open archway to kitchen

KITCHEN:
10.3 x 6.11 (3.05m.0.91m x 1.83m.3.35m)
Range of eye and base level units; cooker point; plumbing for washing machine; space for upright fridge freezer; stainless steel sink and drainer unit; window to rear aspect

BEDROOM:
12.7 x 10.8 (3.66m.2.13m x 3.05m.2.44m)
Wood laminate flooring; two windows to front aspect

BATHROOM:
3 piece suite comprising low flush WC, pedestal hand washbasin and bath with shower attachment; frosted window to side aspect

