



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Cobham Close, Enfield, EN1 3SD
£340,000

Kings Group - Enfield Town are delighted to offer this TWO BEDROOM PURPOSE BUILT APARTMENT on Cobham Close, EN1. The accommodation comprises of spacious lounge, fully fitted kitchen, two good sized bedrooms, three piece bathroom suite and en-suite to bedroom one. The property also comes with one allocated parking space and communal grounds. Nearby are an array of local shops and leisure facilities including the retils parks on the A10 and Cineworld. The property is within walking distance of Southbury Road and Enfield Town Overground Stations with direct links to Liverpool Street and Seven Sisters. There are also excellent road links nearby including the A10, M25 and A406. The property is also within the catchment area of George Spicer Primary and Kingsmead schools. Internal viewing is recommended, please contact us on 0208 364 4118.

Entrance

Front door to:

Hallway

Single radiator, built-in storage cupboard, smoke alarm, laminate flooring.

Lounge

18'90 x 13'51 (5.49m x 3.96m)

Double glazed window to rear, coved ceiling, two double radiators, TV point, phone point, power points, laminate flooring, double glazed french door leading to private balcony with views of Enfield Playing fields

Bathroom

8'29 x 7'16 (2.44m x 2.13m)

Single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, part tiled walls, spotlights, tiled flooring.

Kitchen

9'95 x 7'29 (2.74m x 2.13m)

Double glazed window to rear with views on Enfield Playing Fields, tiled splash backs, range of base and eye level units with roll top work surfaces, integrated cooker, electric oven, gas hob, integrated hood extractor fan, sink and drainer unit, space for fridge freezer, plumbed for washing machine, inset spot lights, coved ceiling, power points, tiled flooring.

Bedroom 1

8'29 x 11'48 (2.44m x 3.35m)

Single radiator, built-in wardrobe, TV point, phone points, power points, laminate flooring, double glazed french door leading to Juliet balcony with views of Enfield Playing Fields.

En-suite

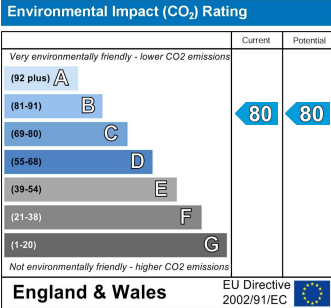
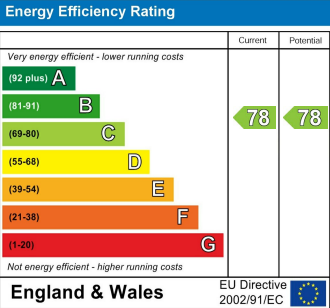
6'12 x 5'29 (1.83m x 1.52m)

Single radiator, extractor fan, shower cubicle with thermostatically controlled shower, wash hand basin with mixer tap and vanity unit, low level W.C, part tiled walls, spotlights, tiled flooring.

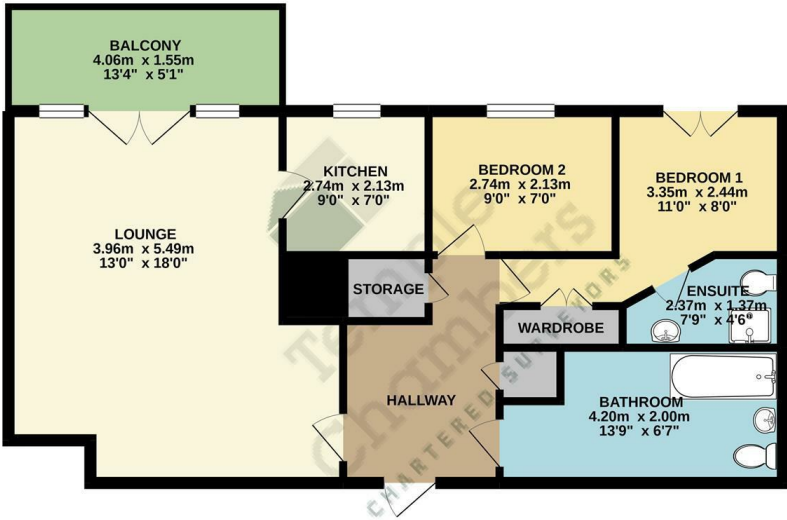
Bedroom 2

9'16 x 7'15 (2.74m x 2.13m)

Double glazed window to rear with views of Enfield Playing Fields, single radiator, power points, laminate flooring.



SECOND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) approx.
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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