



**MAHON CLOSE, EN1
OFFERS OVER £285,000 FREEHOLD**

**A LIGHT AND AIRY ONE BEDROOM HOUSE IN A CONVENIENT
LOCATION WITH ALLOCATED PARKING AND VIEWS OF THE NEW
RIVER.**

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DESCRIPTION:

A delightful one-bedroom terraced house in a popular location, approximately a mile to Enfield Town BR Station and shopping precinct. Offered for sale with no onward chain, this lovely property benefits from light and airy accommodation. The ground floor features an open-plan space incorporating a reception room with a window overlooking a well-maintained green, space for a dining table, and a contemporary kitchen. The first floor provides a double bedroom with ample fitted storage, plus a shower room. Outside, you will find a front patio garden, communal grounds, allocated parking, and views over the New River.

LOCATION:

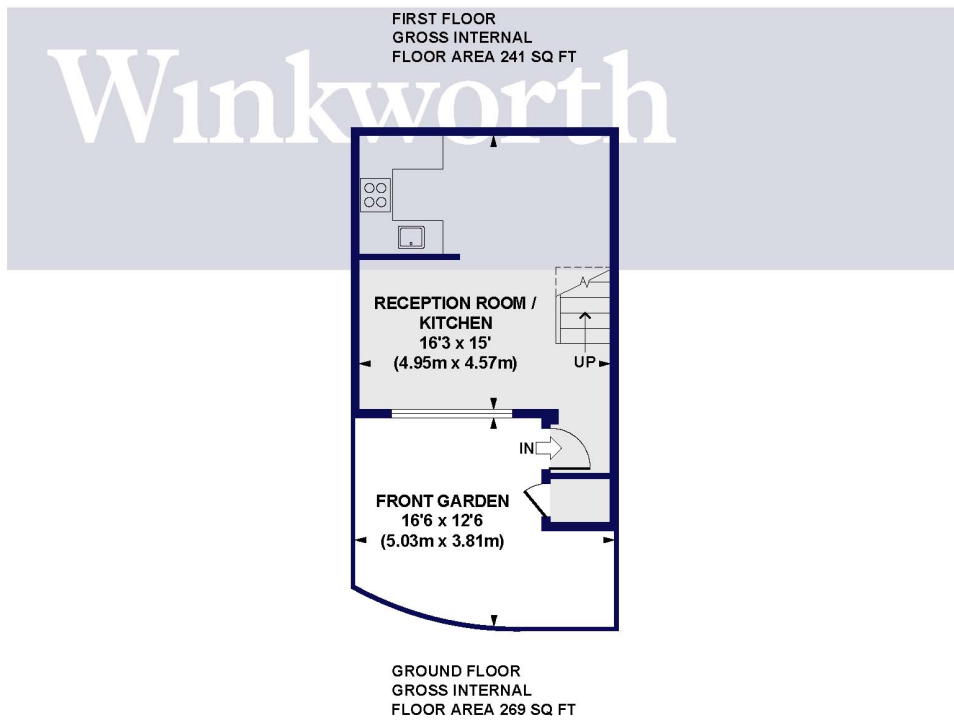
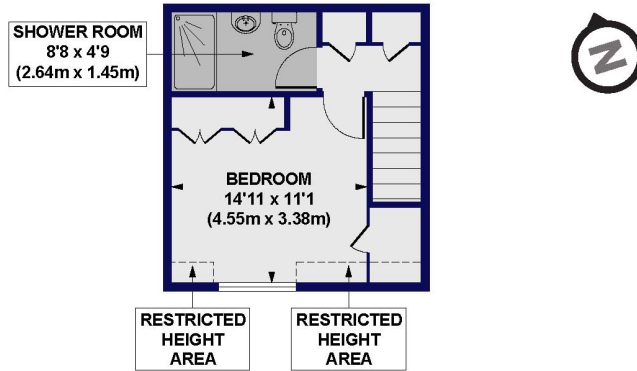
The location provides easy access to both M25 and A10. Enfield Town, located approximately a mile away, offers convenient transportation options such as Enfield Town London Overground and Gordon Hill BR to Liverpool Street and Moorgate, respectively. Additionally, the nearby Forty Hall Country House and Estate offers a charming and scenic destination to explore. For outdoor enthusiasts, there is an abundance of delightful walking routes in close proximity. There is also a David Lloyd sports club moments away off Carterhatch Lane.

- Council Tax: London Borough of Enfield - Band C
- Charges: Approximately £200 Per Annum Grounds Maintenance



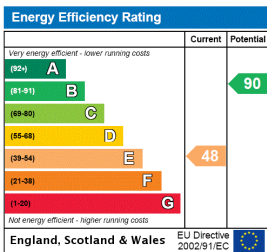
Mahon Close, EN1

Approx. Gross Internal Floor Area 510 sq. ft / 47.42 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 498 sq. ft / 46.31 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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