

57 Cobham Close
Enfield, EN1 3SD
£1,750





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Morgan Alexander is delighted to offer to the market this well-presented, two-bedroom ground floor apartment, situated within the popular Cobham Close development.

This spacious and conveniently located property is ideal for professionals, couples, or small families seeking comfort, accessibility, and modern living. Benefiting from a desirable ground floor position, the apartment offers ease of access and a practical layout, complemented by contemporary features throughout.

Accommodation comprises a welcoming entrance hallway with a built-in storage cupboard, two generous double bedrooms, and two modern bathrooms—perfect for sharers or families. The living space is light and airy, enhanced by double glazing and gas central heating, ensuring year-round comfort. A security entry phone system adds peace of mind, while residents can also enjoy the well-maintained communal grounds and an allocated parking space.

Located just a short walk from both Southbury Road and Enfield Town Overground Stations, the property offers excellent transport links into central London, including direct services to Liverpool Street and Seven Sisters. The A10, M25, and A406 are easily accessible by car, making commuting a breeze.

Local amenities are plentiful, with nearby shops, cafes, and leisure facilities including retail parks along the A10 and Cineworld cinema. Families will also appreciate the property's position within the catchment areas for the highly regarded George Spicer Primary and Kingsmead schools.

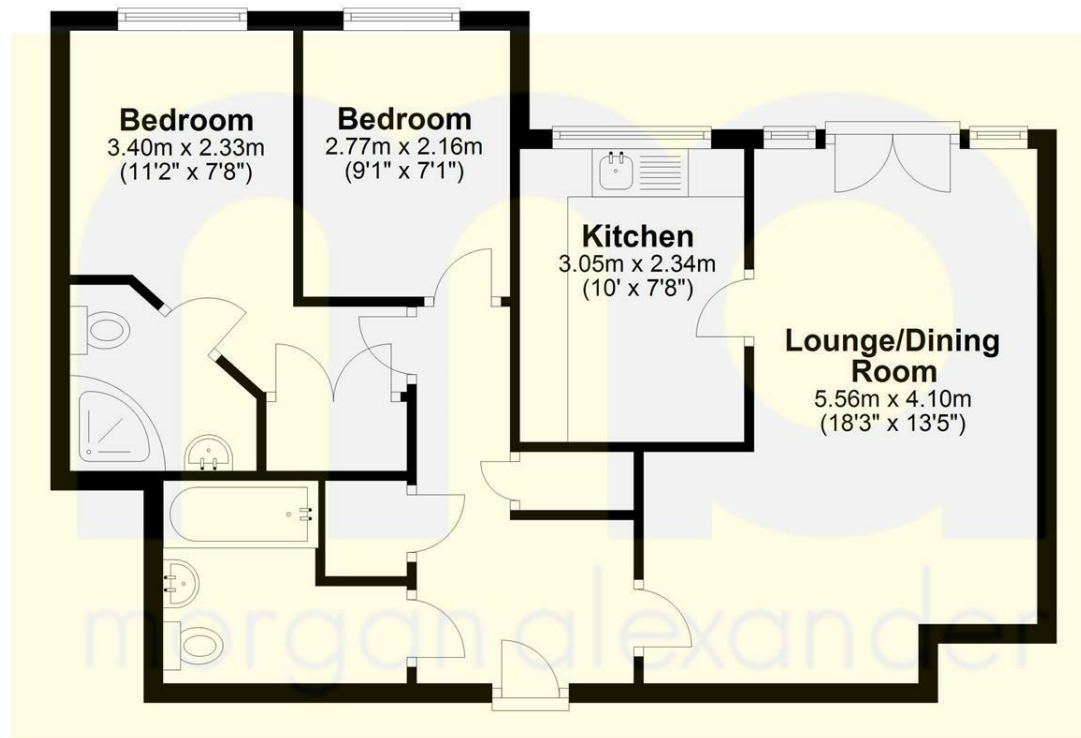
Available Now contact Morgan Alexander today to arrange your viewing.





Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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