

# COBHAM CLOSE

Enfield EN1 3SU



**FOUR BEDROOM SEMI DETACHED TOWNHOUSE - CHAIN FREE**

**BRIGHT & SPACIOUS RECEPTION ROOM**

**LARGE KITCHEN-DINING ROOM**

**FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM**

**EN-SUITE TO PRINCIPLE BEDROOM**

**INTEGRAL GARAGE & PARKING FOR TWO CARS**

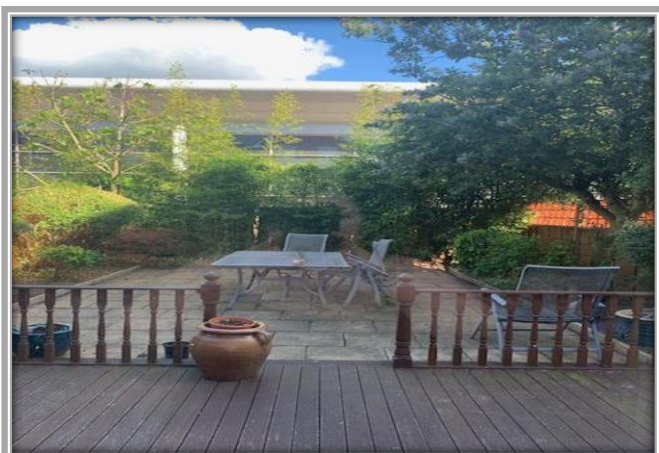
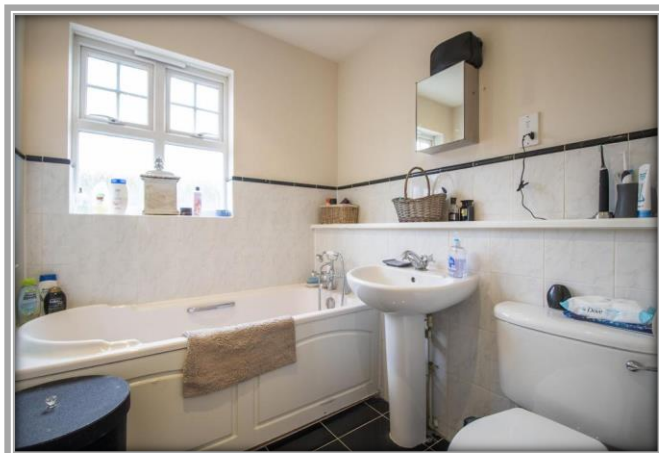
**WITHIN EASY REACH OF ENFIELD TOWN, TRANSPORT & MOTORWAY LINKS**

**CLOSE TO RETAIL PARKS, SPORTS & LEISURE FACILITIES**

**OIEO: £500,000**

**Freehold**

James Hayward are pleased to offer a chain free, four bedroom, semi-detached Townhouse, with an easy maintenance garden, integral garage and parking for two cars. The property is situated within a gated development close to Enfield Town shopping centre and main line station; the location also offers, easy access to motorway links, retail parks, sports & leisure facilities. Additional benefits include a spacious kitchen-diner, en-suite to principle bedroom and a downstairs cloakroom. Council Tax Band: G



# Energy performance certificate (EPC)

18 Cobham Close ENFIELD EN1 3SU	Energy rating <b>C</b>	Valid until: <b>10 October 2031</b> Certificate number: <b>7020-0709-0158-3292-0933</b>
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## Property type

End-terrace house

## Total floor area

136 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**Viewing:** Strictly by appointment via owner's **Agent**

**James Hayward on 020 8367 4000**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000