



60 Waddington Close Burleigh Road, Enfield, EN1 1NB

£199,500

Lanes
ESTATE AGENTS

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Lanes Enfield are pleased to welcome to the market this studio apartment, perfect for first-time buyers or savvy investors. Situated on the first floor, the flat features a well-designed layout that includes a separate sleeping area, providing both comfort and privacy.

The property boasts a welcoming reception room, ideal for relaxation. The bathroom is conveniently located, ensuring ease of access. One of the standout features of this apartment is its prime location; it is within walking distance to Enfield Town Shopping Centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, making commuting a breeze.

This property is chain-free, allowing for a smooth and swift transaction. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this studio apartment on Waddington Close is not to be missed. Keys Held for immediate viewing,



Hallway

Laminate flooring, airing cupboard, door leading to bathroom and door leading to lounge.

Lounge

Double glazed window to front aspect, storage heater, telephone entry phone system, archway leading to kitchen and door leading to bedroom.

Kitchen

Double glazed window to front aspect, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap and drainer unit, fitted electric cooker with extractor hood, space for washing machine and fridge freezer, laminate flooring and part tiled walls.

Bedroom

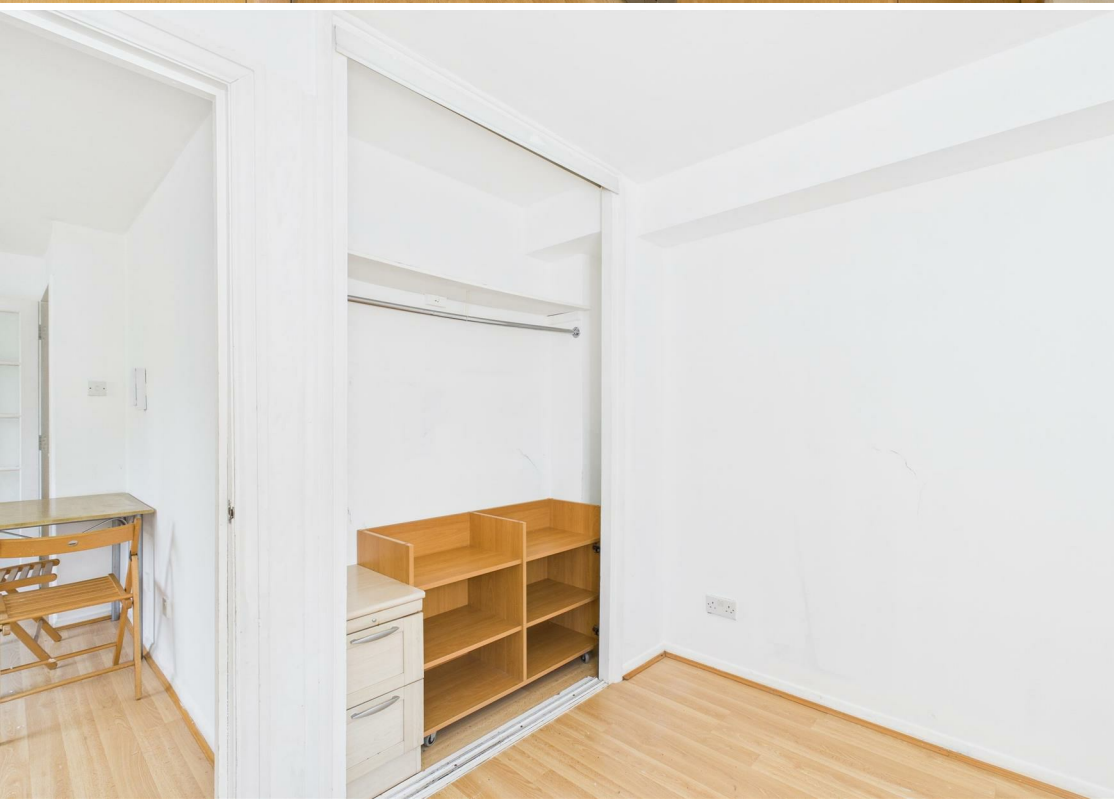
Double glazed window to side aspect, laminate flooring and fitted wardrobe.

Bathroom

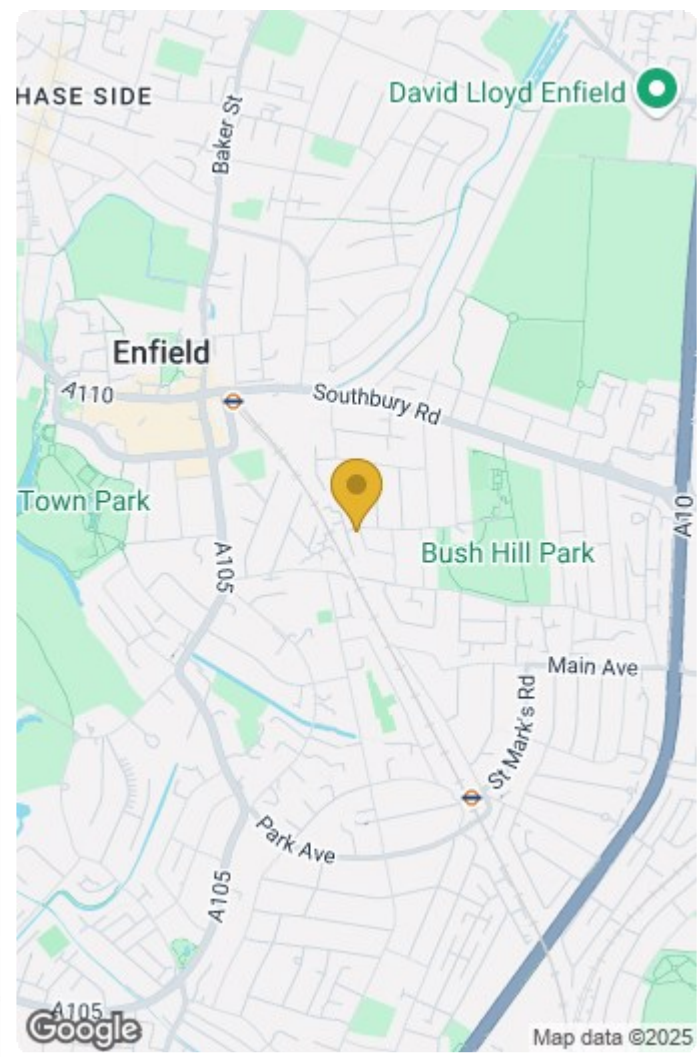
Tile enclosed bath with pillar taps and wall mounted electric shower, pedestal wash hand basin with pillar taps, low flush W.C, tiled floor and tiled walls.

Lanes Estate Agents Enfield Reference Number

ET5264/AX/AX/AX/250625







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

