



132, Mahon Close, Enfield, EN1 4DL

£350,000



## 132, Mahon Close, Enfield, EN1 4DL

Welcome to this charming one-bedroom mid-terrace house located on Mahon Close in Enfield. This modern property offers a delightful living space, perfect for individuals or couples seeking a comfortable home.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere. The property features a contemporary design, ensuring a stylish yet functional living experience.

The bedroom is generously sized, offering ample space for furnishings and personal touches. The first-floor bathroom is conveniently located, providing privacy and ease of access.

One of the standout features of this home is the beautifully landscaped front garden, which adds to the property's curb appeal and provides a lovely outdoor space to enjoy. Additionally, the property includes allocated parking for one vehicle, a valuable asset in this area.

Situated in close proximity to the David Lloyd Enfield, residents can enjoy a range of leisure facilities, while the nearby A10 road network offers excellent transport links for commuting and exploring the wider region.

This property presents an excellent opportunity for those looking to embrace modern living in a convenient location. Do not miss the chance to make this delightful house your new home.



**Lobby**

**Lounge**

16'4" x 14'9" (4.98m x 4.50m)

**Kitchen**

7'0" x 6'4" (2.13m x 1.93m)

**First Floor Landing**

**Bedroom One**

(to fitted wardrobe)

11'1" x 9'2" (3.38m x 2.79m)

**Bathroom**

8'5" x 4'8" (2.57m x 1.42m)

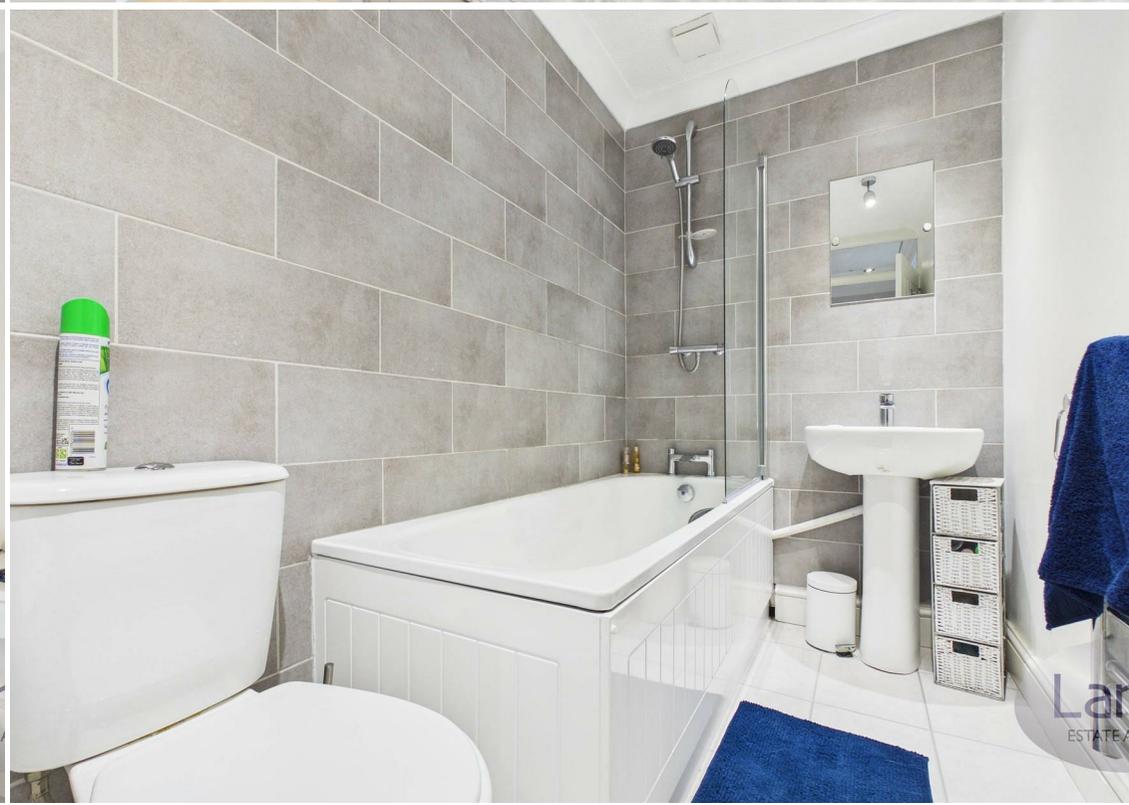
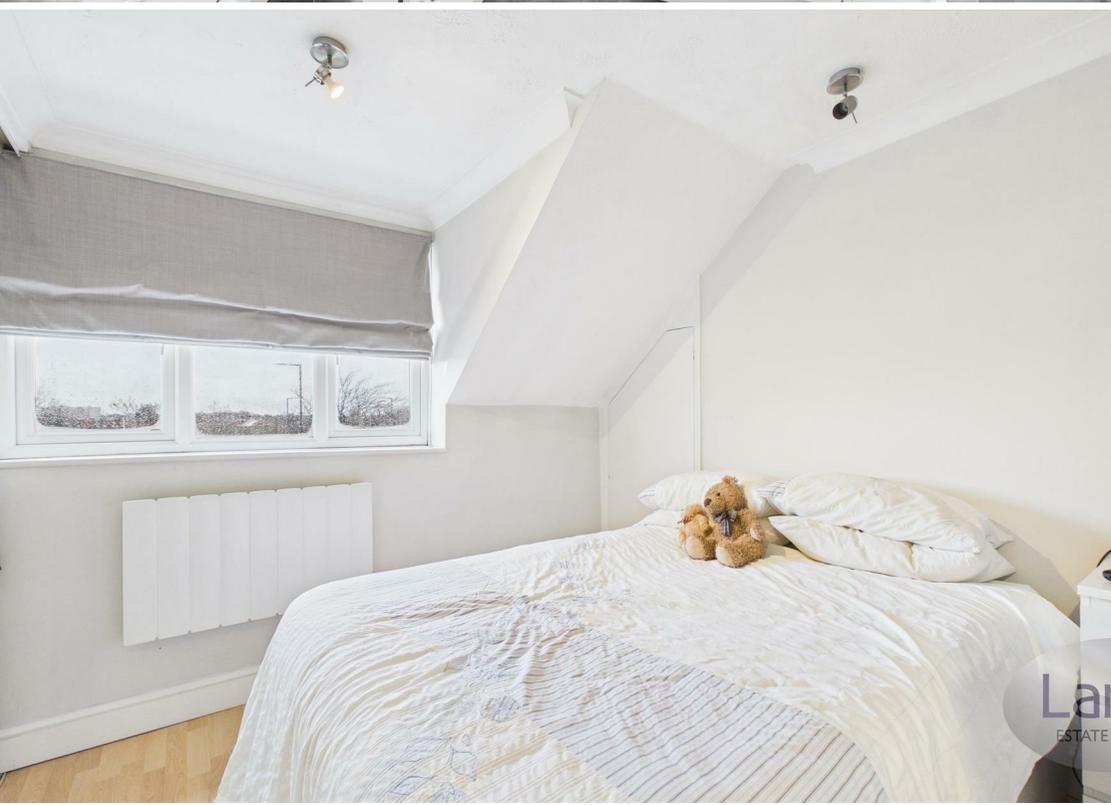
**Front Garden**

Landscaped

**Allocated Parking**

**Lanes Estate Agents Enfield Reference Number**

ET5316/AX/AX/AX/020326







Floor 0



Floor 1

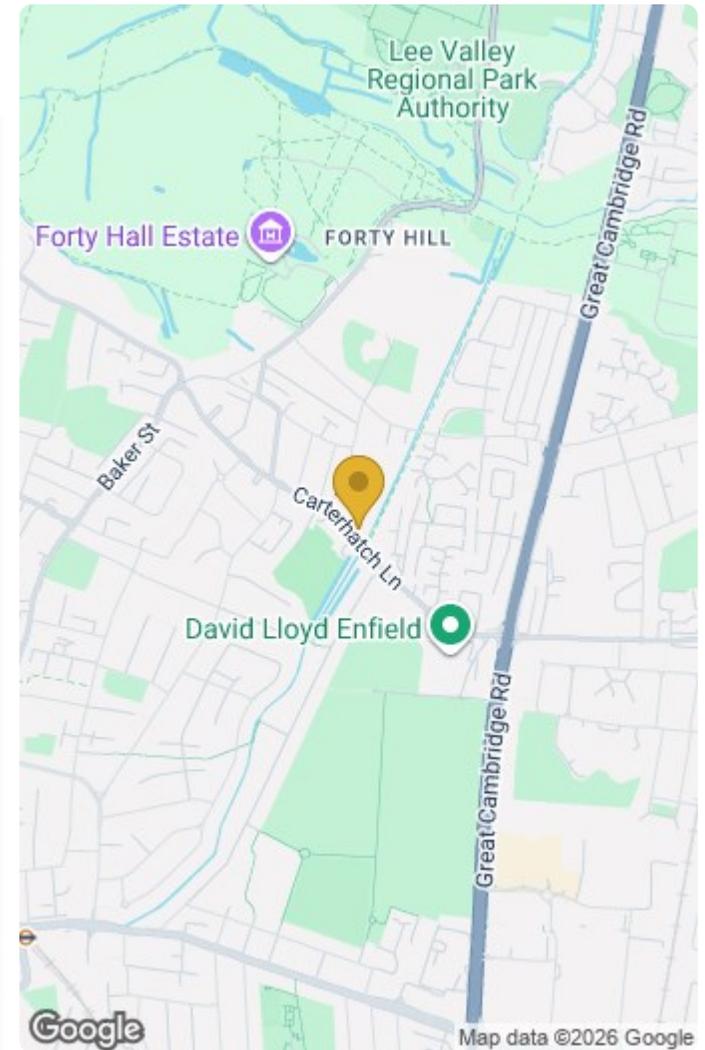


Approximate total area<sup>m</sup>  
41.9 m<sup>2</sup>  
451 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

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