

Lanes

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43. Waddington Close, Enfield, EN1 1NB

Offers In The Region Of £250,000

Welcome to this charming flat located on Waddington Close in the desirable area of Enfield. This delightful property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The flat comprises one spacious bedroom, providing a comfortable retreat for rest and relaxation.

The bathroom is thoughtfully designed, offering both functionality and style. One of the standout features of this flat is the double glazing, which not only enhances the aesthetic appeal but also ensures energy efficiency and a peaceful living environment.

The modern kitchen is equipped with an integrated dishwasher and washing machine, making daily chores a breeze and adding to the convenience of this lovely home.

This flat is ideal for individuals or couples seeking a comfortable living space in a vibrant community. With its excellent amenities and transport links nearby, this property presents a wonderful opportunity for those looking to settle in Enfield. Don't miss the chance to make this flat your new home.



Door to

Reception room

14'1" x 10'2" (4.31 x 3.12)

Kitchen

10'9" x 6'11" (3.30 x 2.11)

Bedroom One

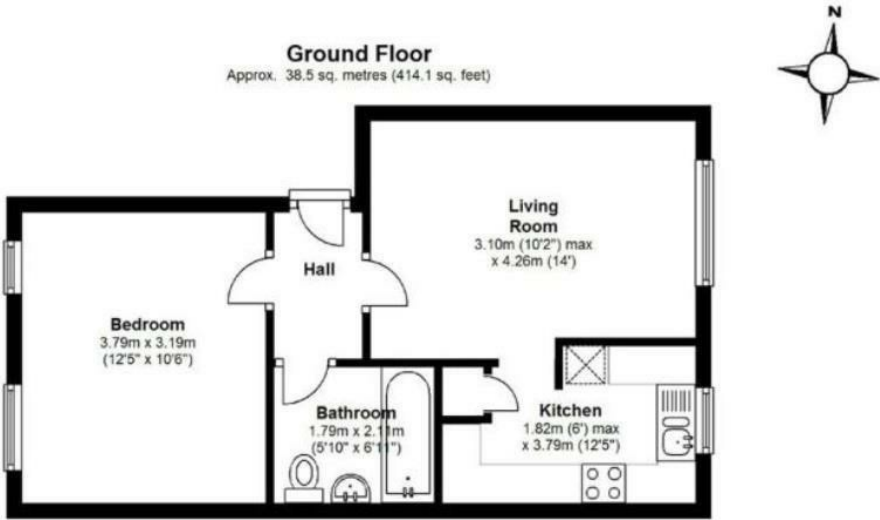
12'5" x 10'5" (3.80 x 3.20)

Reference

ET5360GA052026

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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 confirm 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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