



43, Waddington Close, Enfield, EN1 1NB
Offers In The Region Of £250,000

Lanes
ESTATE AGENTS

43. Waddington Close, Enfield, EN1 1NB

Welcome to this charming flat located on Waddington Close in the desirable area of Enfield. This delightful property offers a comfortable living space, perfect for individuals or couples seeking a cosy home.

The flat features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with essential amenities for your convenience.

One of the standout features of this property is the availability of two parking permits, making it an excellent choice for those with vehicles. The location is also well-connected, offering easy access to local amenities, parks, and transport links, ensuring that you are never far from the vibrant life that Enfield has to offer.

This flat presents a wonderful opportunity for anyone looking to settle in a friendly community with all the necessary comforts. Whether you are a first-time buyer or seeking a rental, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

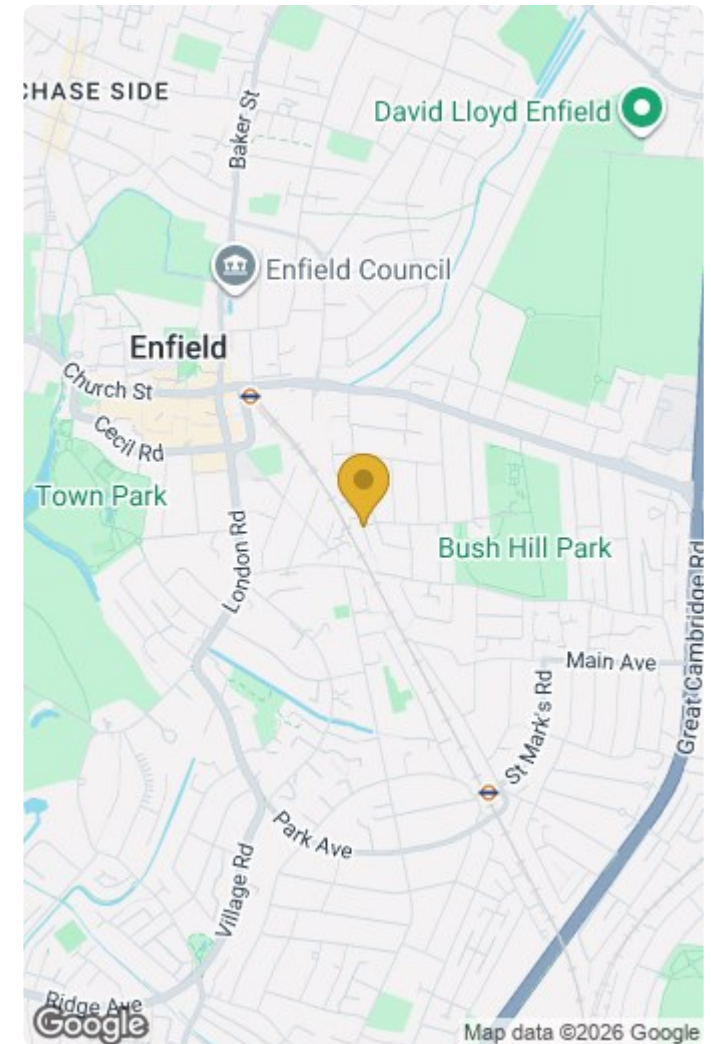
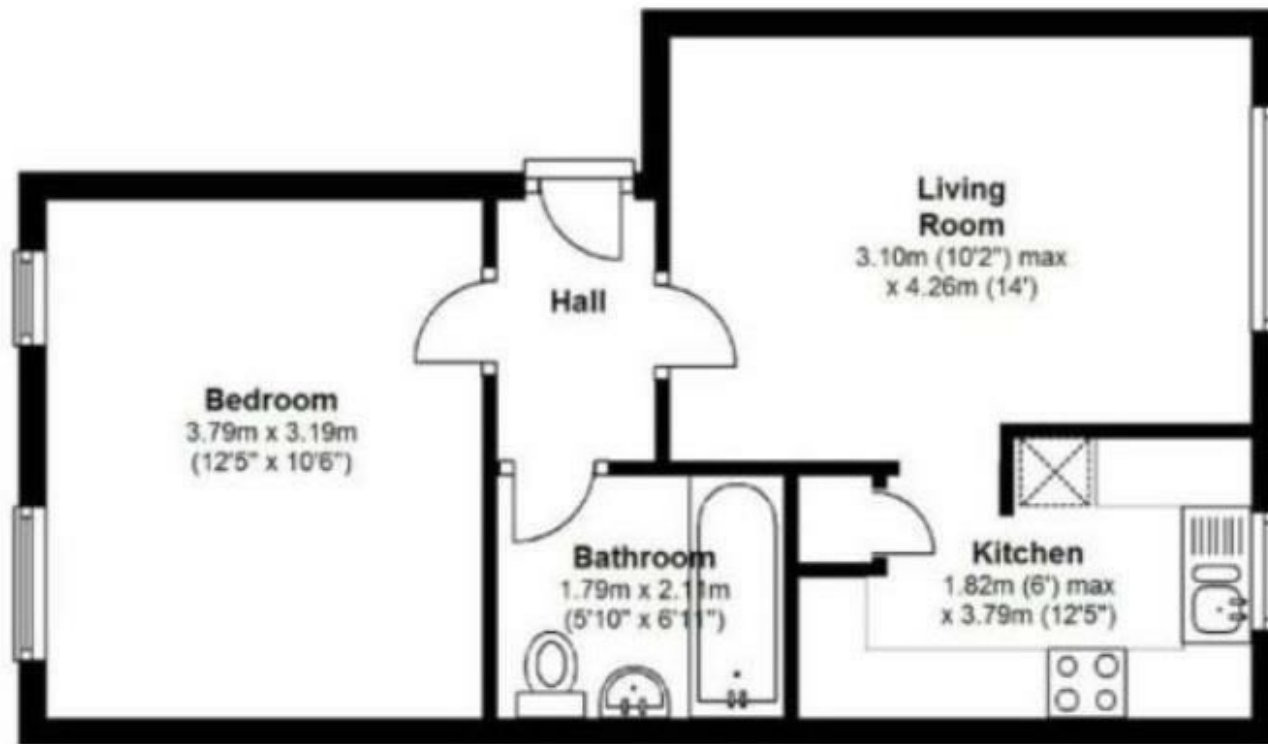


Door to	
Reception room	14'1" x 10'2" (4.31 x 3.12)
Kitchen	10'9" x 6'11" (3.30 x 2.11)
Bedroom One	12'5" x 10'5" (3.80 x 3.20)
Reference	
ET5361GA052026	





Approx. 38.5 sq. metres (414.1 sq. feet)



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 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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