



Calder Close, Enfield Town

Available

£375,000 (Leasehold)





Welcome to Calder Close, Enfield - a warm and inviting upper maisonette, with its own private front door and garden, that could be your next dream home!

Nestled in the charming cul-de-sac Calder Close of Enfield, this delightful upper maisonette is a perfect gem for those looking to start a new chapter in a warm and inviting home. The property features a spacious lounge with a lovely window view, complemented by soft carpet underfoot. With spotlights adding a touch of modernity, the lounge seamlessly flows into the kitchen, providing a convenient layout for daily living.

The kitchen is a true highlight, boasting modern amenities and ample space for all your cooking needs. With two double bedrooms on offer, this maisonette is ideal for a small family, or those in need of a guest room or home office. The well-appointed bathroom ensures convenience and comfort for all residents, well suited to everyday living.

A standout feature of this property is the abundance of storage space throughout. Say goodbye to clutter with easy organisation options. This maisonette offers a lease with over 900 years remaining, providing long-term security and peace of mind. With plenty of resident parking (permit required) available on neighbouring Fyfield Road and Churchbury Lane, you are never too far away from your vehicle.

The private garden offers a tranquil outdoor space, with an added bonus of a shed provides extra storage for your belongings. Located just 0.1 miles from Enfield Town London Overground Station, commuting is a breeze for residents. And with the vibrant Enfield Town Shopping precinct a mere 0.3 miles away, you'll have a plethora of amenities at your doorstep. From shops to banks, bars, and restaurants, everything you need is within easy reach.

Calder Close offers a wonderful opportunity for those seeking a warm home in a charming neighbourhood. With its welcoming ambiance, and convenient layout, this maisonette is sure to capture the hearts of those looking to embark on a new journey.

Tenure: Leasehold
Lease Term Remaining: 932 approx
Service Charge: NIL
Ground Rent: £13
Local Authority: Enfield
Tax Band: C

Front Door

Small floor area with stairs up to first floor landing.

First Floor Landing

Carpet, radiator, loft access, storage cupboard housing: fuse box and electric meter, doors leading to lounge, both bedrooms and bathroom.

Lounge

Double glazed window to side aspect, coving to ceiling, two radiators, carpet, spotlights to ceiling, access to kitchen.

Kitchen

Double glazed window to side aspect, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, space for washing machine, space for fridge, space for freezer, fitted gas oven, fitted gas hob with extractor over, cupboard housing: "Baxi" combination boiler.

Bedroom One

Double glazed window to side aspect, radiator, coving to ceiling, spotlights to ceiling, carpet, fitted storage cupboard.

Bedroom Two

Double glazed window to side aspect, radiator, coving to ceiling, spotlights to ceiling, carpet, fitted storage cupboard.

Bathroom

Frosted double glazed window to side aspect, heated towel rail, tiled flooring, tiled walls, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

Front Area

Storage shed, gas meter box, outside tap.

Rear Garden

Paved area, part laid to lawn, shrub borders.

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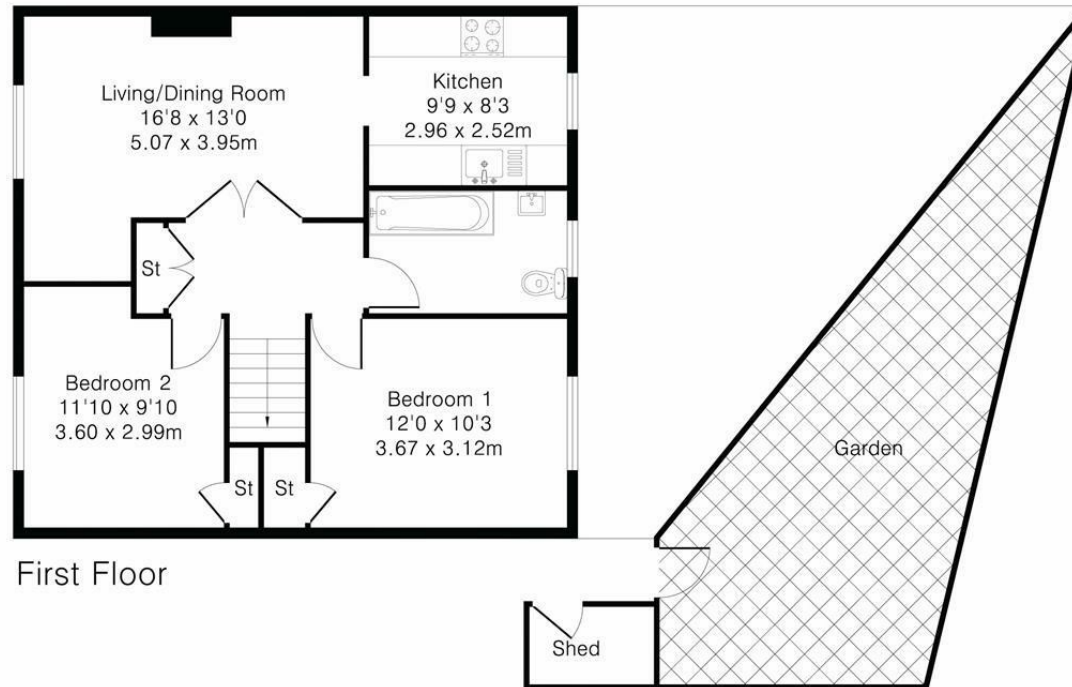
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 666 sq ft - 62 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: C

