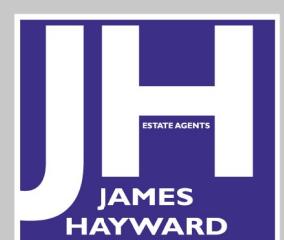




Avalon Close | | Enfield | EN2 8LR

Asking Price £250,000



## Key features

- TOP FLOOR FLAT WITH OWN TERRACE - OFFERED CHAIN FREE
- ONE DOUBLE BEDROOM
- WELL PRESENTED OPEN PLAN KITCHEN- RECEPTION-DINING ROOM
- THREE PIECE BATHROOM SUITE
- WALK ON TERRACE WITH VIEWS OVER ENFIELD
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- COMMUNAL PARKING
- SHORT WALK FROM GORDON HILL MAIN LINE STATION
- WITHIN EASY REACH OF LOCAL SHOPS & AMENITIES
- CLOSE TO ENFIELD TOWN & MOTORWAY LINKS



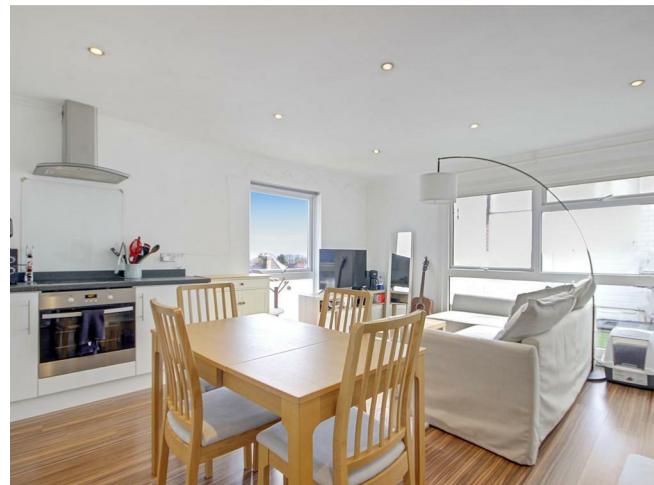
## Description

OFFERED CHAIN FREE - James Hayward are delighted to present Avalon Close, Enfield, a delightful top floor flat, which offers a perfect blend of comfort and modern living. Spanning an area of 441 square feet, the property features a well-designed layout that maximises space and functionality.

Upon entering, you will be greeted by a contemporary open plan kitchen, dining, and reception area, ideal for both entertaining guests and enjoying quiet evenings at home. The separate sleeping area provides a sense of privacy, making it a perfect retreat after a long day. The flat is completed by a three-piece bathroom suite, ensuring all your needs are met in this compact yet efficient living space.

One of the standout features of this property is its own private terrace, offering views over Enfield and a lovely outdoor space to relax and unwind, perfect for enjoying a morning coffee or an evening glass of wine.

Conveniently located just a short walk from Gordon Hill Station, this flat provides excellent transport links, making it an ideal choice for commuters; Enfield Town is close by as are local shopping parades. In our opinion, this one bedroom flat is a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this lovely property your new home.



## Directions



A delightful, modern and beautifully presented, one double bedroom, top floor flat with its own walk on terrace, offering views across Enfield. The property offers thoughtfully designed living space and is conveniently situated for transport links.; Enfield Town, motorways and local shopping parades are also within easy reach.



## Floor plans



**Avalon Close, EN2**

Approximate Gross Internal Floor Area : 41.40 sq m / 445.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Dark Green		
B	(81-91)	Medium Green		
C	(69-80)	Light Green		
D	(55-68)	Yellow		
E	(39-54)	Orange		
F	(21-38)	Red		
G	(1-20)	Dark Red		
Not energy efficient - higher running costs				

75

64

EU Directive 2002/91/EC



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