



## **Tynemouth Drive, Enfield**

Available

£475,000 (Freehold)







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**This well-proportioned three-bedroom home in Enfield offers great potential and future development, all within well-connected location. Ideal for buyers seeking a family home with scope to add value, this property is now available chain-free.**

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Situated on a quiet residential turning in EN1, this three-bedroom end-of-terrace home presents an exciting opportunity for buyers seeking a solid, well-located property with room to grow. With no onward chain and clear potential for further development (STPP), it's ideal for those looking to settle in and enhance over time.

Inside, the home retains its original 1930s charm while offering a practical and spacious layout. A wide through lounge spans the length of the property, offering flexible living and dining space with direct access to the garden. The separate kitchen sits at the rear and enjoys views of the garden, along with access to the patio – making it easy to imagine summer BBQs or weekend gardening.

Upstairs, there are three comfortable bedrooms, all with double-glazed windows and fitted with carpets. The rear bedroom houses the Worcester combi boiler, while the front rooms offer a bright, open feel. The family bathroom is neatly tiled and includes a panelled bath with overhead shower.

To the rear, a generous garden offers a mix of paved and lawned areas, with access to a private garage, a rare bonus in this area. The front garden is paved for low maintenance, and there is gated side pedestrian access leading to the rear garden, but the side area is not suitable for vehicle parking.

With excellent access to the A10 and M25, the property is well placed for those commuting by car, while Turkey Station (Overground) is 0.6 miles away, offering direct services to London Liverpool Street. Local schools such as Bush Hill Park Primary and Kingsmead School are within easy reach, along with everyday amenities including supermarkets, cafés, and Enfield's retail parks. You're also just a 5-minute drive (approx) from Enfield Town for a wider choice of shops, dining and transport connections. Whether you're looking for a home to settle into or a project with future potential, this is a fantastic spot to put down roots.

Local Authority: Enfield  
Council Tax Band: C

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## Porch

Carpet, uPVC Double Glazed Window, Door Leading to Inner Hallway

## Inner Hallway

Radiator, Carpet, Stairs to First Floor Landing, Understairs Storage Cupboard Housing: Fuse Box, Electric and Gas Meters, Door to Lounge, Door to Kitchen

## Lounge

Carpet, uPVC Double Glazed Window to Front Aspect, Two Radiators, uPVC Double Glazed Door Leading to Garden

## Kitchen

Lino Flooring, Eye and Base Level Units, uPVC Double Glazed Window to Rear Aspect, uPVC Double Glazed Door Leading to Rear Garden, Space for Electric Cooker, Space for Electric Cooler, Washing Machine, and Fridge/Freezer, Stainless Steel Sink

## First Floor Landing

Carpet, Loft Access, Doors to All Bedrooms, Door to Bathroom

## Bedroom 1

uPVC Double Glazed Window to Front Aspect, Radiator, Carpet

## Bedroom 2

uPVC Double Glazed Window to Rear Aspect, Radiator, Carpet, Cupboard Housing 'Worcester' Combination Boiler

## Study

uPVC Double Glazed Window to Front Aspect, Electric Heater, Carpet, Storage Cupboard

## Bathroom

Lino Flooring, Frosted uPVC Double Glazed Window to Rear Aspect, Radiator, Extractor Fan, Low Level WC, Pedestal Wash Hand Basin, Panelled Bath with Mixer Tap, Part-Tiled Walls

## Rear Garden ( East Facing)

Part Paved Area, Side Pedestrian Gate, Outside Tap, Rest Laid to Lawn, Door to Garage







## Garage

Up and Over Door

## Front Garden

Paved Area, Shared Driveway Leading to Rear Garden

## Disclaimer

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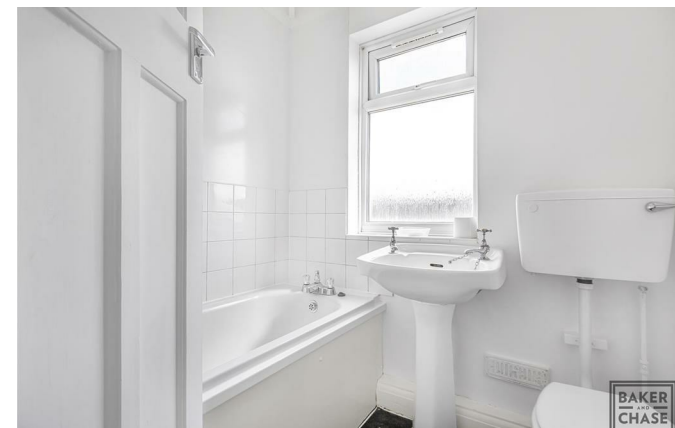
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

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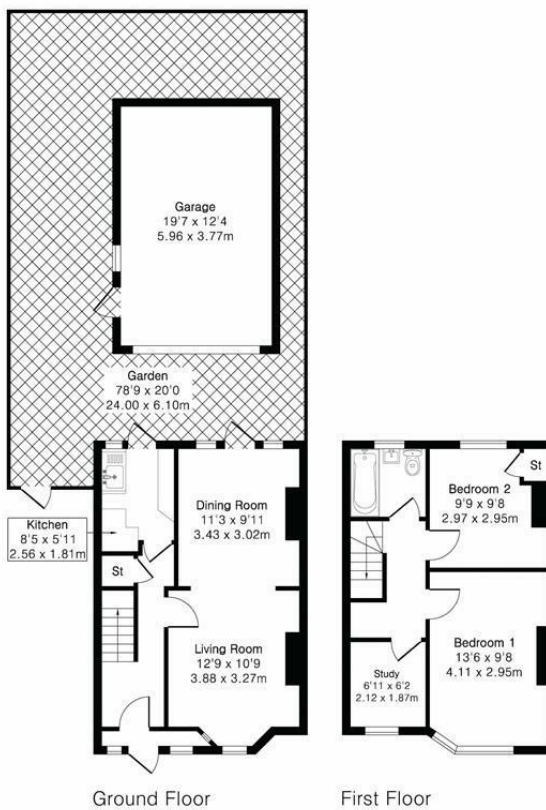


**Approximate Gross Internal Area 1011 sq ft - 93 sq m**

Ground Floor Area 388 sq ft - 36 sq m

First Floor Area 381 sq ft - 35 sq m

Garage Area 242 sq ft - 22 sq m



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 D / Local Authority: Enfield / Council Tax Band: C