



115 Tynemouth Drive, Enfield, EN1 4LP
Offers In Excess Of £500,000



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Lanes are proud to present this FOUR BEDROOM EXTENDED MID TERRACE family home. The property is situated within WALKING DISTANCE OF FORTY HALL PARK, Turkey Street station and the A10/M25 road links. Features include 21ft LOUNGE DINER, DOWNSTAIRS UTILITY ROOM / WC, GAS CENTRAL HEATING, potential for OFF STREET PARKING (STPP), and more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.



Inner Hallway

Double glazed window to front aspect, laminate flooring, stairs leading to first floor landing, under stair storage cupboard, doors leading to reception one, reception two and W.C/utility room.

Reception Room 1

12'6 x 10'07 (3.81m x 3.23m)

Double glazed window to front aspect, laminate flooring and radiator.

Reception Room 2

10'7" x 9'8" (3.23m x 2.95m)

Spotlights, access to kitchen/diner.

Kitchen/Diner

14'7" x 8'7" (4.45m x 2.62m)

Double glazed windows to rear aspect, double glazed door leading to rear garden, skylight, eye and base level units with worktop surfaces, fitted oven with gas hob and extractor hood, stainless steel sink,, space for fridge/freezer, spotlights, tiled floor and part tiled walls.

Utility Room

7'03 x 5'11 (2.21m x 1.80m)

Eye and base level units, space for washing machine, pedestal wash hand basin with pillar taps, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

First Floor Landing

Spotlights, stairs leading to second floor landing, doors leading to bathroom and bedrooms two, three and four.

Bedroom 2

10'06 - 9'08 (3.20m - 2.95m)

Double glazed window to front aspect and radiator.

Bedroom 3

10'8" x 9'8" (3.25m x 2.95m)

Double glazed window to rear aspect and radiator.

Bedroom 4

6'02 x 6'04 (1.88m x 1.93m)

Double glazed window to front aspect and radiator.

Bathroom

6'01 x 5'05 (1.85m x 1.65m)

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, heated towel rail, tiled flooring and walls.

Second Floor Landing

Skylight and door leading to bedroom one.

Bedroom 1

13'09 x 12'09 (4.19m x 3.89m)

Double glazed window to rear aspect, Velux window, eves storage, radiator and door leading to ensuite.

En Suite

5'03 x 5'06 (1.60m x 1.68m)

Frosted double glazed window to rear aspect, shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

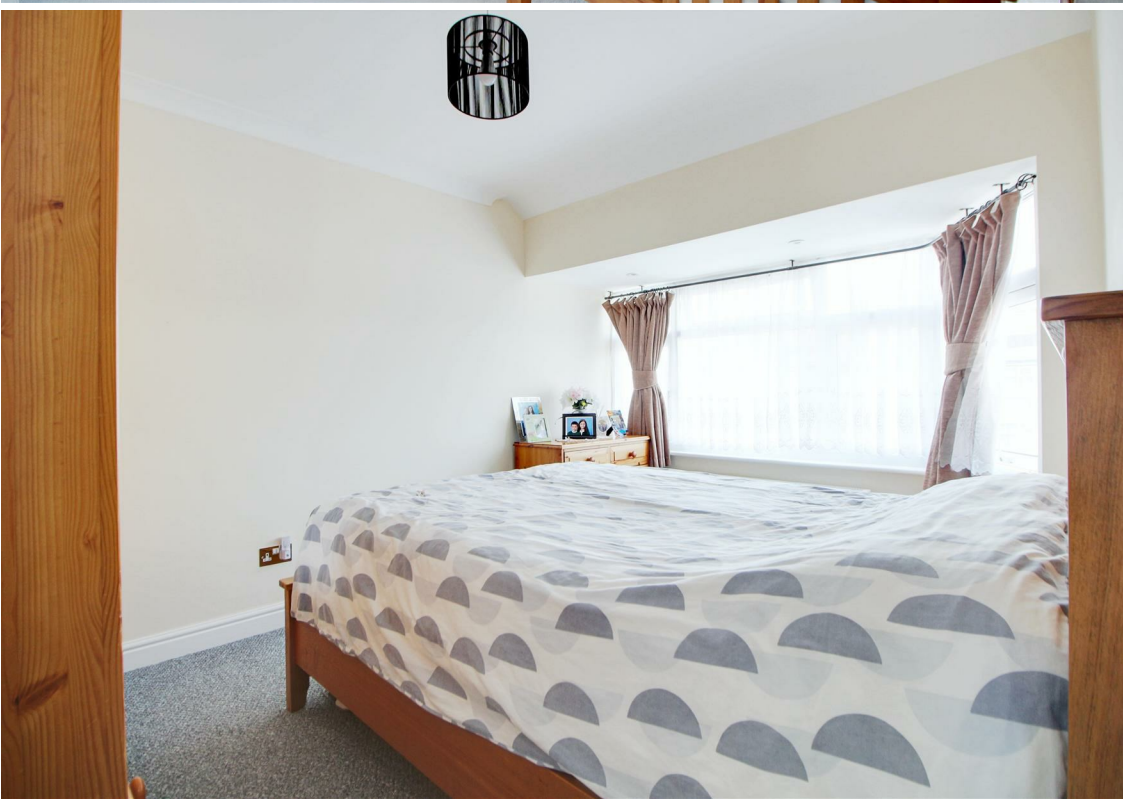
Exterior - Front

Patio paved, potential for off street parking (stpp).

Exterior - Rear

Part patio paved, artificial lawn area and brick built shed.

Lanes Estate Agent Enfield Property Reference

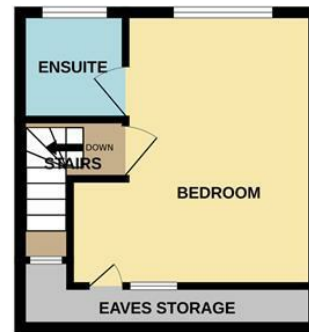
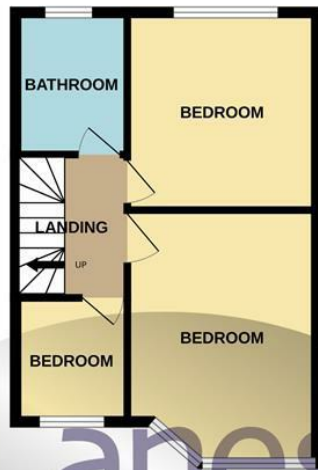
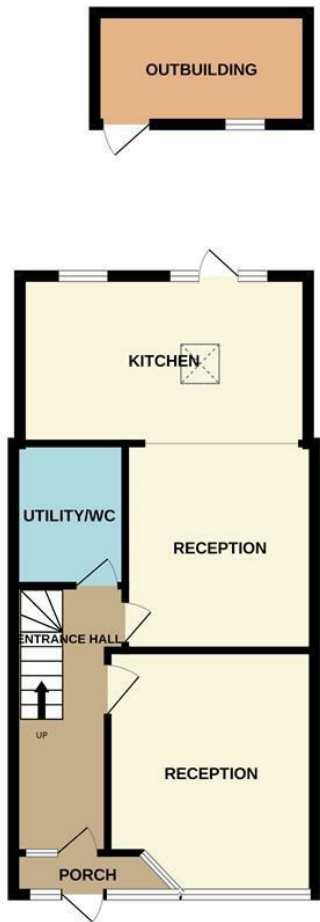




GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.

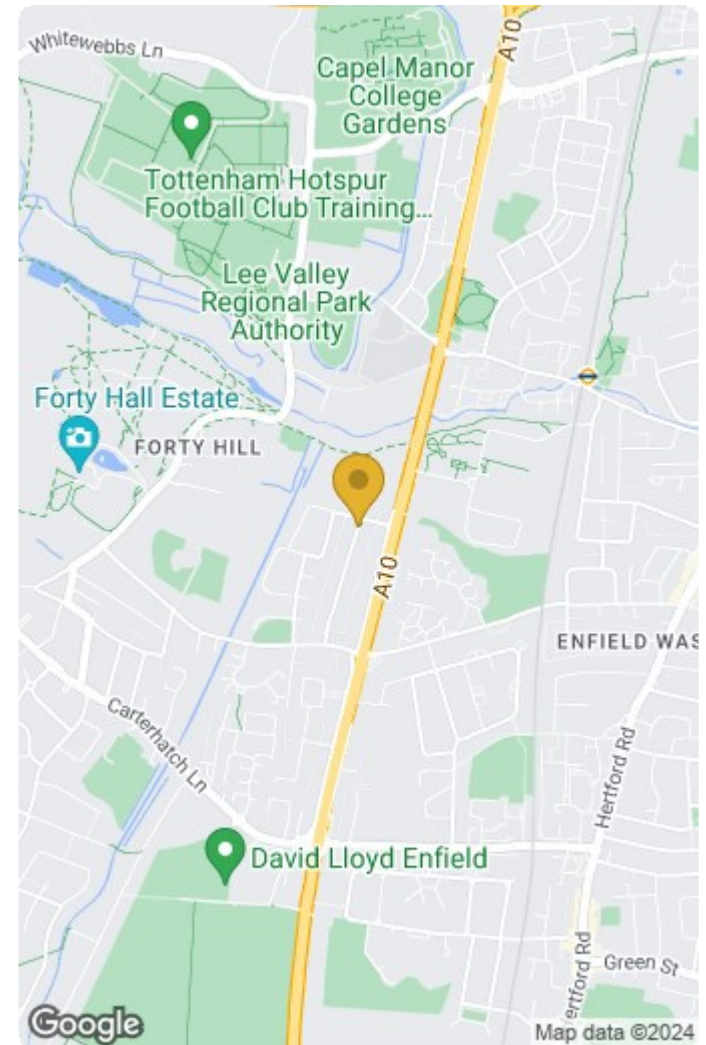


TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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	41	42
(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	47	48
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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