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22 Kingsfield Drive, Enfield, EN3 6TY

Offers Invited £460,000

Nestled in the charming Kingsfield Drive of Enfield, this delightful semi-detached house offers a wonderful opportunity for those seeking a new home. Boasting a lounge/diner, three bedrooms, and a first floor bathroom, this property provides ample space for comfortable living.

Conveniently located under a mile away from Waltham Cross Train Station, with direct links into London, this home is perfect for commuters or those who enjoy exploring the city. The property's prime location offers the best of both worlds - a peaceful residential area with easy access to the bustling capital.

Although in need of some modernisation, this house presents a blank canvas for you to unleash your creativity and style. The chain-free status ensures a smooth and hassle-free buying process, allowing you to make this house your home without delay.



Driveway

Porch

Entrance Hall

Stairs to First Floor Landing and doors leading to Kitchen and Lounge/Diner.

Lounge/Diner

25'8" x 10'9" (narrowing to 9'9") (7.82m x 3.28m (narrowing to 2.97m))

Through Lounge/Diner with bay window to front aspect and doors leading to Rear Garden and Kitchen.

Kitchen

9'3" x 6'9" (2.82m x 2.06m)

Eye and base level units with storage cupboard and door leading to Rear Garden.

First Floor Landing

Window to side aspect and doors leading to all rooms.

Bedroom One

12'1" x 10'3" plus bay window (3.68m x 3.12m plus bay window)

Bay window to front aspect

Bedroom Two

13'1" x 10'3" (3.99m x 3.12m)

Window to rear aspect.

Bedroom Three

8'5" x 6'3" (2.57m x 1.91m)

Window to front aspect.

Bathroom

Panel enclosed bath with WC and pedestal hand basin. Window to rear aspect and boiler cupboard.

Rear Garden

Side gate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

