



The Drive, Enfield, EN2 0DG

welcome to

The Drive, Enfield

A rare opportunity to acquire this three bedroom 1930's semi-detached family house, situated in this quiet residential cul-de-sac, just minutes from shops, good schools, parks, transport facilities and within easy access of both Enfield Town with its multiple shopping facilities, Gordon Hill Rail Station and greenbelt countryside.

The property is offered on a chain free basis and requires some modernisation but has many pleasing features.



Entrance Hall

Fitted carpet, radiator, coving to ceiling, window to side.

Lounge

14' 8" into bay x 13' 2" max (4.47m into bay x 4.01m max)

Fitted carpet, radiator, coving to ceiling, sliding doors to rear reception room.

Rear Reception Room

14' 10" into bay x 12' 1" max (4.52m into bay x 3.68m max)

Fitted carpet, coving to ceiling, double radiator, fireplace with stone surround and hearth with wooden mantel over, double doors to garden.

Kitchen

9' 6" x 7' 5" (2.90m x 2.26m)

Comprising a range of base and wall cupboards in a light wood with contrasting worksurface, one and half bowl stainless steel sink and drainer, tiled splashback, space for fridge-freezer, integrated double oven and grill, vinyl floor, casement door to garden.

First Floor

Landing

Fitted carpet, access to loft, window to side.

Bedroom One

14' 6" into bay x 11' 4" max (4.42m into bay x 3.45m max)

Fitted carpet, radiator, coving to ceiling, two double built-in wardrobe cupboards.

Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m)

Fitted carpet, double radiator, coving to ceiling, airing cupboard housing hot water tank and gas central heating boiler, double built-in wardrobe cupboard.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Fitted carpet, radiator.

Bathroom

Three piece suite, comprising WC, basin, bath, fully tiled walls, vinyl floor, radiator.

Outside

Front Garden

Lawn, flower and shrub beds.

Rear Garden

Secluded, laid to lawn, accessed via a wide shared drive, paved patio, mature beds, tree screen to side and rear, timber shed, outside WC, side pedestrian gate.

Garage

24' x 8' 1" (7.32m x 2.46m)

Cast concrete garage, electric up and over door, door to side, power and light.



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The Drive, Enfield

- Two Spacious Reception Rooms
- Garage With Side Drive
- Quiet Cul-De-Sac Location
- Chain Free
- First Floor Bathroom

Tenure: Freehold EPC Rating: E

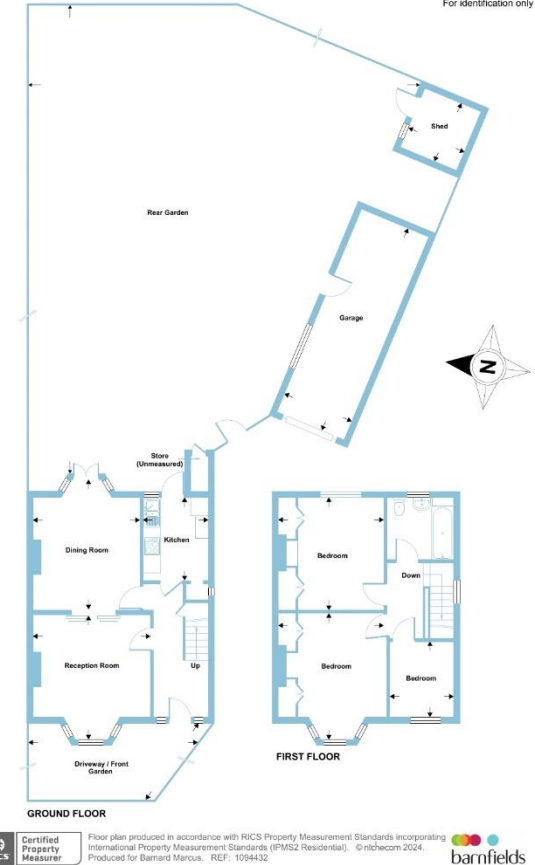
£550,000



Please note the marker reflects the postcode not the actual property

The Drive, Enfield, EN2

Approximate Area = 1005 sq ft / 93.3 sq m (excludes store)
Garage = 201 sq ft / 18.6 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1255 sq ft / 116.4 sq m
For identification only - Not to scale



Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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