



Taunton Drive, Enfield, EN2 7EA

welcome to
Taunton Drive, Enfield

Barnfields are delighted to offer this beautifully presented 3/4 bedroom townhouse in an attractive cul-de-sac location, just off Slades Hill, within walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line), or alternatively Oakwood Underground Station (Piccadilly Line). Greenbelt countryside and good schools including Highlands, Merryhills and Grange Park are close at hand.

The bright and spacious accommodation features:-



Entrance Hall

Laminate floor, radiator, understairs storage cupboard.

Cloakroom / WC

Low flush WC, bracket wash hand basin with cupboard under, laminate floor.

Fourth Bedroom / Reception

14' 10" x 9' 6" (4.52m x 2.90m)
Fitted carpet, radiator, double glazed French windows to garden.

Utility Room

8' 4" x 7' (2.54m x 2.13m)
Converted from garage. Fitted with base units, worktops, stainless steel sink unit, plumbing for washing machine, vinyl floor.

First Floor

Kitchen / Dining Room

14' 10" x 14' (4.52m x 4.27m)
Fitted with modern units, comprising base units with worktops, matching wall cabinets, inset one and half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven and grill, plumbing for dishwasher, integrated fridge, matching wall cabinets, cupboard housing gas central heating boiler, radiator, laminate floor, open planned to:-

Lounge

14' 10" x 14' 8" (4.52m x 4.47m)
Laminate floor, radiator, large semi-circular bay window.

Second Floor

Landing

Fitted carpet, radiator, access to boarded loft via built-in ladder.

Bedroom One

14' 10" x 10' 6" (4.52m x 3.20m)
Fitted carpet, radiator, range of modern built-in wardrobe cupboards.

Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m)
Fitted carpet, radiator, built-in cupboard housing hot water tank.

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)
Fitted carpet.

Bathroom / Shower Room

Panelled bath, vanity wash hand basin with cupboards under, low flush WC, separate shower cubicle, ceramic tiled floor, fully tiled walls, heated towel rail.

Outside

Garage

The front section of the garage remains extremely handy for storage, bicycles etc. The rear has been converted into the utility room as previously stated.

Front Garden

Provides off-street parking and direct access to integral garage.

Rear Garden

Approximately 70' of south west facing rear garden with decking patio, laid to lawn, gate onto river bank, delightful outlook.



view this property online barnfields.co.uk/Property/ENF100492







welcome to

Taunton Drive, Enfield

- 70' South West Facing Garden
- Integral Garage With Own Front Drive
- Large Kitchen / Dining Room
- Delightful Outlook
- Cloakroom / WC

Tenure: Freehold EPC Rating: D

Offers In Excess Of

£650,000



Please note the marker reflects the postcode not the actual property

Taunton Drive, Enfield, EN2

Approximate Area = 1195 sq ft / 111 sq m

Garage = 79 sq ft / 7.3 sq m

Total = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1117859



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF100492 - 0004

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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)