



Severn Drive, EN1 4LU  
Enfield







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## Severn Drive, EN1 4LU

Kings Group-Enfield Town are thrilled to offer this THREE BEDROOM 1930'S TERRACE HOUSE offered on a chain free basis. The property comprises two reception rooms, an extended kitchen/diner, three sizeable bedrooms, upstairs bathroom and rear garden. The property also benefits from off street parking and a double garage to the rear. This ideal family home falls within catchment area of some of Enfield's most sought after schools including Worcesters Primary School. Furthermore the property is within close proximity of the A10/M25 offering good links to surrounding areas.

£490,000



- Chain Free
- Extended Kitchen/Diner
- Double Garage to the Rear
- Easy Access to the A10/M25

- Ideal Family Home

#### Entrance Hallway

stairs to first floor landing, under stairs storage cupboard, single glazed opaque window at the front, double radiator, laminate flooring, telephone point, power point

#### Downstairs W.C 5'31 x 6'37 (1.52m x 1.83m)

tiled flooring, extractor fan, wash basin with mixer tap & vanity unit under, low level w.c., power points, built in storage unit with washing machine

#### Lounge 10'86 x 14'17 (3.05m x 4.27m)

double glazed bay windows at the front, ceiling rose, picture rail walls, double radiator, carpeted flooring, feature wrought iron fireplace, TV aerial point, power points

#### Dining Room 10'19 x 11'45 (3.05m x 3.35m)

ceiling spotlights, double radiator, laminate flooring, power points

#### Kitchen/Diner 15'05 x 9'84 (4.70m x 2.74m)

double glazed windows to the rear, double radiator, laminate flooring, tiled splash back walls, wall units with roll top, space for cooker, integrated chimney style extractor hood, butler sink, space for fridge freezer, double glazed window to the rear leading to garden, power points, spotlights

#### First Floor Landing

loft access, carpeted flooring, coved ceiling, power point

#### First Floor Bathroom 6'12 x 5'55 (1.83m x 1.52m)

double glazed opaque windows to the rear, heated towel rail radiator, tiled flooring, extractor fan, panel enclosed bath with shower attachment, pedestal wash basin, low level w.c., part tiled walls

- Three Bedroom 1930's Terrace House
- Two Reception Rooms
- Off Street Parking
- Within Catchment Area of Sought After Schools Including Worcesters Primary School
- 0.5 Miles to Turkey Street Station

#### Bedroom 1 8'49 x 14'44 (2.44m x 4.27m)

double glazed bay windows at the front, double radiator, laminate flooring, fitted wardrobes, power points

#### Bedroom 2 8'57 x 11'71 (2.44m x 3.35m)

double glazed windows at the rear, double radiator, laminate flooring, fitted wardrobes, power points

#### Bedroom 3 6'18 x 8'03 (1.83m x 2.51m)

double glazed bay windows at the front, double radiator, carpeted flooring, TV aerial point, power points

#### Garden

mainly laid to lawn, access at the rear

#### Double Garage







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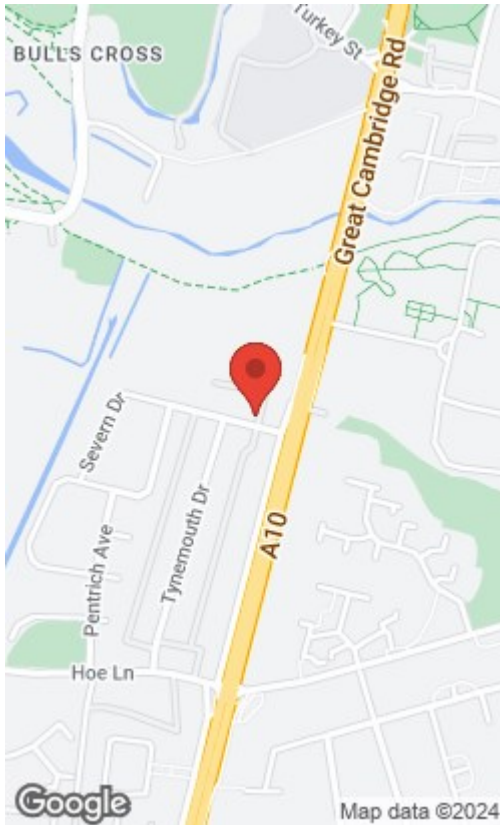
| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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