



FOR SALE
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Severn Drive, EN1 4LY
Enfield

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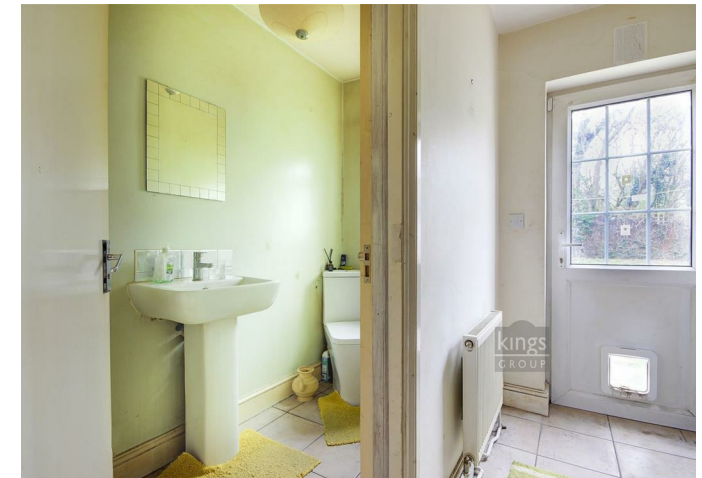
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Severn Drive, EN1 4LY

Kings Group - Enfield Town are delighted to present this well presented THREE DOUBLE BEDROOM END OF TERRACE HOUSE. The property comprises lounge, dining room, fitted kitchen with separate utility room, downstairs w.c, three double bedrooms (En-Suite to Master), upstairs family bathroom and rear garden. The property also benefits from a sizeable driveway and garden.

This ideal family home falls within catchment area of some of Enfield's most sought after schools including Russet House School, Enfield Heights Academy & Forty Hill CofE Primary School. Furthermore the property is within close proximity of the A10/M25 offering good links to surrounding areas.

Offers In Excess Of £475,000



- Freehold
- Well Equipped Kitchen
- Easy Access to the A10 & M25

- Ideal Family Home
- Off Street Parking

Porch

Lounge 20' x 12'4 (6.10m x 3.76m)

double glazed windows at the front, coved ceiling, two double radiators, laminate flooring, TV aerial point, power points

Dining Room 20'2 x 9'10 (6.15m x 3.00m)

double glazed windows to the side, double radiator, dado rail, ceiling spotlights, power points

Kitchen 11'4 x 8'2 (3.45m x 2.49m)

double glazed windows to the rear, double radiator, tiled splash back walls, dado rail, wall units with roll top, integrated cooker with electric oven & gas hobs, integrated extractor hood, drainer unit sink, space for fridge freezer, plumbing for washing machine, ceiling spotlights, power points

Utility Room 8'4 x 4'3 (2.54m x 1.30m)

Downstairs W.C

double glazed opaque windows to the rear, tiled splash back walls, single radiator, pedestal wash basin with mixer tap, low level w.c

Landing

loft access, carpeted flooring

Bedroom 1 15'7 x 8'10 (4.75m x 2.69m)

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

En-Suite 8'6 x 3'11 (2.59m x 1.19m)

double glazed opaque windows at the front, ceiling spotlights, tiled walls, single radiator, tiled flooring, extractor fan, thermostatically controlled shower cubicle, pedestal wash basin with mixer tap, low level w.c

- Three Bedroom End of Terrace House
- 0.5 Mile to Turkey Street Station
- Within Catchment Area of Sought After Schools Including Worcesters Primary School
- Within Easy Reach to Local Shops & Amenities
- Potential For A Side Extension STPP

Bedroom 2 11'4 x 9'10 (3.45m x 3.00m)

double glazed windows to the rear, double radiator, carpeted flooring, power points

Bedroom 3 11'4 x 8'10 (3.45m x 2.69m)

double glazed windows to the rear, double radiator, carpeted flooring, power points

First Floor Bathroom 11'2 x 4'3 (3.40m x 1.30m)

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

Garden

west facing, mainly laid to lawn, access to the side, wooden shed, outside water tap







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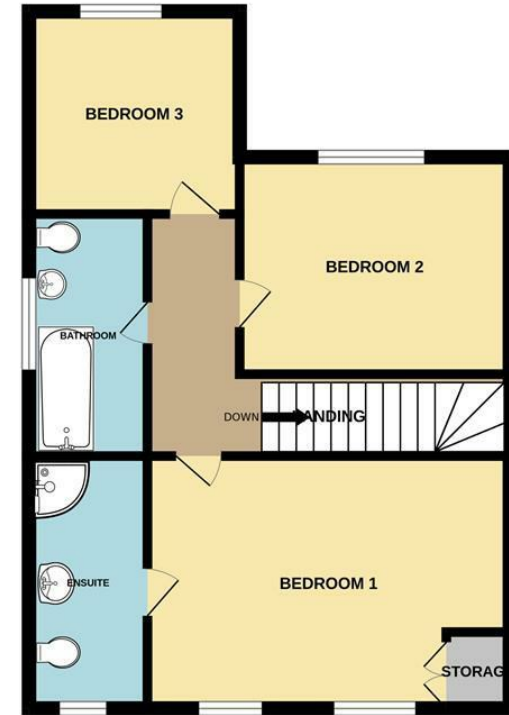
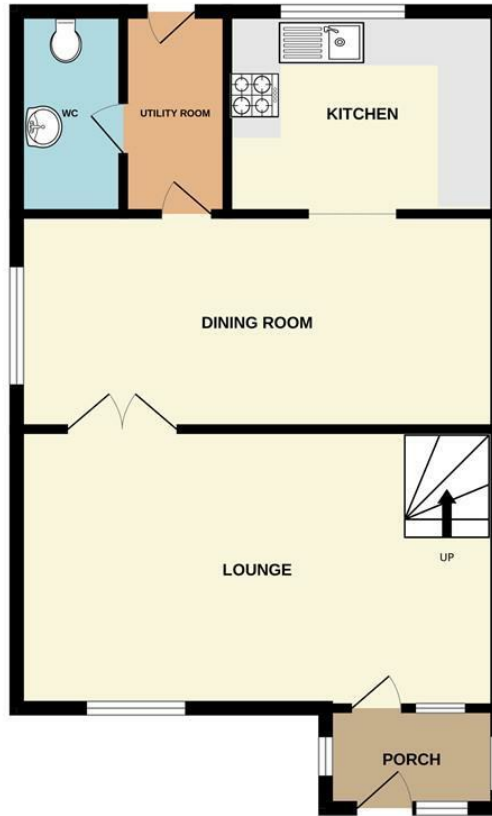


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
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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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