



Melling Drive, EN1 4DN
Enfield





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Kings Group, Enfield Town welcome this beautifully designed two double-bedroom, split-level maisonette, located in Melling Drive. Spread across two floors, this modern and spacious home offers a perfect blend of style and functionality.

The heart of the property is its bright and airy open-plan kitchen and living area, perfect for entertaining or unwinding after a long day. With sleek finishes and ample space, it's ideal for modern living. The convenience of a downstairs WC adds a practical touch, making life easier for guests and residents alike.

Upstairs, you'll find two generously sized double bedrooms. The master bedroom boasts its own en-suite bathroom. A stylish family bathroom serves the second bedroom, providing comfort and elegance.

Step outside to your private terrace, a perfect space to enjoy morning coffee or evening relaxation.

With its contemporary feel, this property is ideal for those seeking modern living. Don't miss your chance to make this home your own!

£350,000



- Two Double Bedroom Maisonette
- Downstairs WC/ Family Bathroom/ En-suite to Master Bedroom
- Approximate 1,087 sq.ft of Living Space
- Easy Access to the A10 & M25
- B Rated EPC

Hallway

Stairs leading to the first floor landing, Two storage cupboards, Spotlights, Single radiator, Laminate flooring, Smoke alarm, Power points

Downstairs WC 6'82 x 5'69 (1.83m x 1.52m)

Tiled splash backs, Tiled walls, Heated towel rail, Extractor fan, Low level WC, Wash basin

Open Plan Kitchen/Living Room 26'58 x 11'46 (7.92m x 3.35m)

Double glazed windows to the front and side aspects, Spotlights, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points, A range of base and wall units with roll top work surfaces, Tiled splash backs, Integrated cooker with electric oven and hob, Integrated chimney style extractor hood, Double sink drainer unit, Integrated fridge/freezer

Upstairs Bathroom 8'41 x 7'31 (2.44m x 2.13m)

Heated towel rail, Tiled flooring, Part tiled walls, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap, Low level WC, Shaver point, Spotlights

Bedroom 1 17'72 x 11'58 (5.18m x 3.35m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Power points, Double glazed door leading to terrace

En-Suite Shower Room 6'15 x 3'83 (1.83m x 0.91m)

Spotlights, Tiled walls, Tiled flooring, Heated towel rail, Extractor fan, Shower cubicle, Wash basin, Low level WC, Shaver point

- Private Terrace
- Ample Storage Space
- Arranged Over The Ground & First Floor
- Within Close Proximity of Local Shops and Amenities including David Lloyd Health & Wellbeing Centre

Bedroom 2 17'02 x 10'15 (5.23m x 3.05m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Built in storage cupboard, Power points

Private Terrace 10'10 x 10'03 (3.30m x 3.12m)

South east facing, Wooden decking









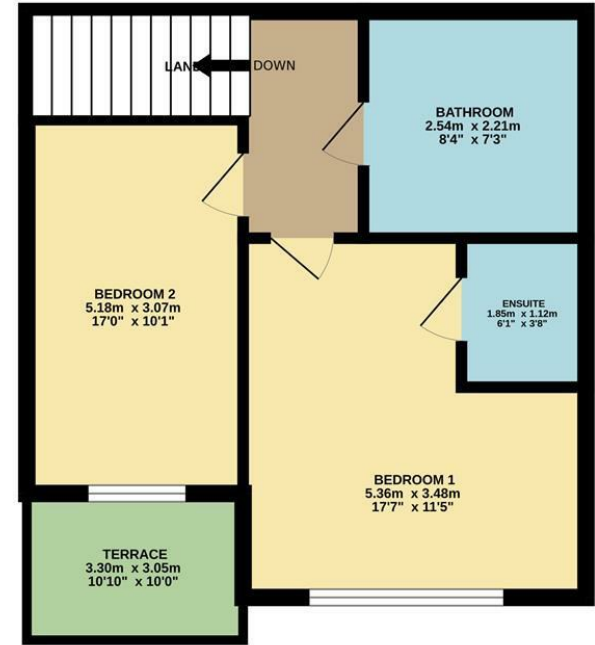
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	85		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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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