



Tynemouth Drive, EN1 4LT  
Enfield





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# Tynemouth Drive, EN1 4LT

\*\*Viewing day: Saturday 9th May (strictly by appointment only)\*\* Kings Group – Enfield Town are delighted to present this spacious, extended four bedroom 1930's terrace house on the highly sought after Tynemouth Drive. This area is consistently popular with families due to its excellent schools, transport links, local amenities, and strong community feel. The property falls within the catchment area of some of Enfield's most highly regarded schools, including Worcesters Primary School, Forty Hill CofE Primary School, and St Ignatius College.

Commuters will benefit from the short walk to local bus routes and Turkey Street Station, which provides access to Liverpool Street Station in approximately 35 minutes. Road links such as the A10, M25, and A406 are also easily accessible, offering excellent connectivity to surrounding areas and beyond.

For shopping and leisure, the property is a short drive from the vibrant Enfield Town Centre and Enfield Retail Park, both offering a wide selection of shops, supermarkets, and restaurants. Within walking distance are further amenities including David Lloyd Leisure Club and the historic Forty Hall Estate, surrounded by beautiful green spaces perfect for outdoor enjoyment.

Accommodation is arranged over three floors. On the ground floor, there is a sizeable through lounge, versatile enough for both living and dining areas, complemented by an extended L-shaped kitchen/diner, fitted with ample worktop space and storage units. The first floor comprises three bedrooms and a family bathroom, while the top floor is home to a bright double bedroom, complete with an en-suite shower room and eaves storage.

Externally, the property benefits from off street parking for two vehicles, a well maintained rear garden, and a garage providing additional storage or potential for conversion into a home office or annexe, subject to relevant planning permissions.

## Offers In Excess Of £499,995



- A Well Presented and Spacious Four Bedroom 1930s Terrace House
- Garage to the Rear
- An Extended L-Shaped Kitchen/Diner Providing Generous Space for Cooking and Dining
- A Mainly Laid to Lawn Garden with Rear Access
- Within Catchment Area of Highly Regarded Schools Including Worcesters Primary School and Forty Hill CofE Primary School

- Off Street Parking for Two Vehicles with Electric Car Charging Point
- A Substantial Through Lounge with Ample Room for Living and Dining
- First Floor Family Bathroom and En-Suite Shower Room
- A Highly Sought After Residential Street
- Easy Access to Transport Links Including Bus Stops and Turkey Street Station Providing Direct Access into the City



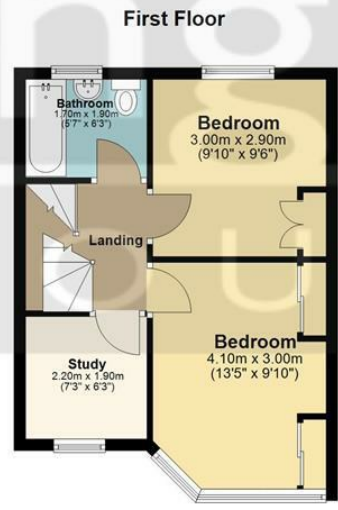
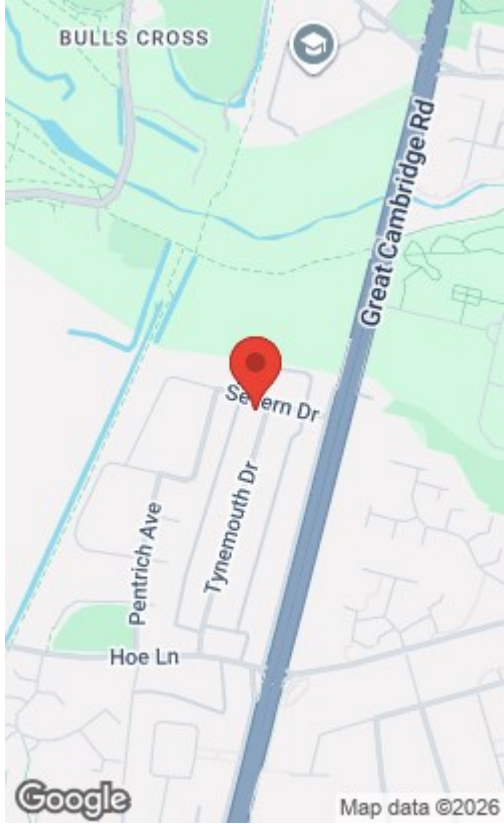


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 127.3 sq. metres (1370.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Tynemouth Road

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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