



Tynemouth Drive, EN1 4LS  
Enfield





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# Tynemouth Drive, EN1 4LS

Step inside this beautifully presented family home, ideally positioned within walking distance of the historic and picturesque Forty Hall Estate, offering acres of open green space right on your doorstep.

Perfectly located for convenience, the property provides excellent access to the A10, M25 and A406, making commuting straightforward. Turkey Street Station is just a short walk away with direct links into Central London, and there are bus routes nearby. Enfield Town Centre and the retail parks are also within easy reach, offering a wide selection of shops, restaurants and amenities.

The home falls within the catchment area of highly regarded schools including Worcesters Primary School, Forty Hall CofE Primary School and St Ignatius College, making it an excellent choice for families.

Internally, the property offers well-balanced and spacious accommodation throughout. A bright and airy through lounge provides versatile living and dining space, ideal for both everyday family life and entertaining. To the rear, the extended kitchen/diner serves as the heart of the home, boasting generous worktop space and ample storage. The ground floor also benefits from a modern shower room.

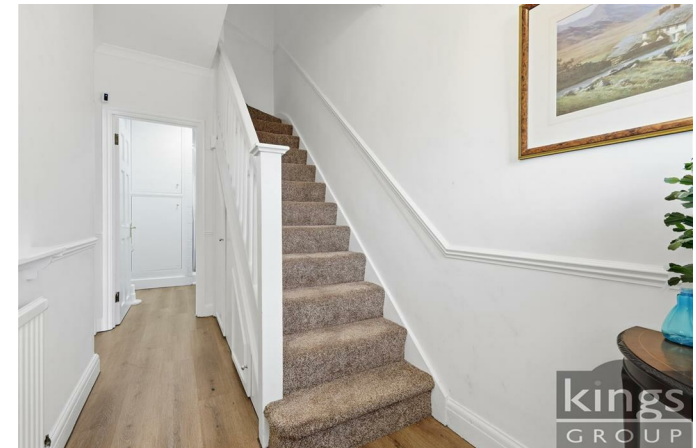
Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all filled with natural light.

Externally, the property enjoys a well-maintained rear garden, mainly laid to lawn, along with a garage to the rear offering excellent storage or potential to convert into a home office or outbuilding (subject to permissions). Off-street parking adds further practicality.

## Offers In The Region Of £525,000



- Offered Chain Free
- Extended Kitchen/Diner – Ideal for Family Living
- Downstairs Shower Room and Upstairs Bathroom
- Off Street Parking
- Conveniently Located with Excellent Road Links, Including the A10, M25, and A406, Providing Easy Access to Surrounding Areas
- New Pitched Roof to House & Extension (2024)
- Spacious Through Lounge with Flexible Living Space
- A Well Maintained, Mainly Laid to Lawn Garden with a Garage to the Rear
- Within Catchment Area of Highly Regarded Schools Including Worcesters Primary School and Forty Hall CoFE Primary School
- Within Close Proximity of Transport Links Including Bus Stops and Turkey Street Station(0.6 miles)



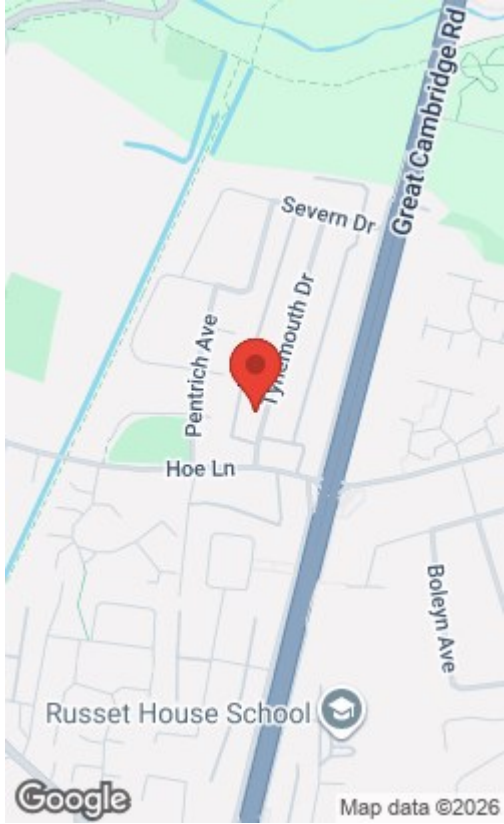




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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>B</b>	
(81-91) <b>B</b>		(69-80) <b>C</b>	
(69-80) <b>C</b>		(55-68) <b>D</b>	
(55-68) <b>D</b>		(39-54) <b>E</b>	
(39-54) <b>E</b>		(21-38) <b>F</b>	
(21-38) <b>F</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>89</b>	<b>70</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales



Total area: approx. 116.6 sq. metres (1255.5 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 Drive**

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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