



Taunton Drive, Enfield

Available

Offers in excess of £850,000 (Freehold)





A luxurious detached home combining modern design, open-plan living, and a private gated setting in one of Enfield's most peaceful cul-de-sacs.

Tucked away in a quiet cul-de-sac, this exceptional three-bedroom detached home has been fully renovated throughout, offering contemporary open-plan living, premium finishes, and a beautifully landscaped westerly-facing garden.

The ground floor has been thoughtfully designed to create a seamless, versatile layout. A welcoming hallway leads into a stunning open-plan lounge, kitchen, and dining space, where bi-folding doors open directly onto the garden. Additional windows and a Velux roof window ensure the area is naturally bright. The high-spec kitchen features quartz worktops, a breakfast bar, and luxury integrated appliances including Neff ovens, a Bora induction hob, Siemens fridge/freezer, Neff wine cooler, and a Quooker tap. A separate study provides an ideal home office, complemented by a stylish ground floor WC.

Upstairs, there are three double bedrooms, including a principal suite with a contemporary en-suite shower room. A beautifully finished family bathroom offers a bath with mains-fed shower, demisting mirror, and heated towel rail.

Externally, the home enjoys a westerly-facing garden designed for entertaining, featuring lawn and patio areas, an outdoor barbecue zone wired for power and a potential jacuzzi, and access to the detached garage. The front of the property offers a private gated driveway with off-street parking, EV charging point, shrub borders, external lighting, and a Panasonic air source heat pump. The garage is fitted with workshop flooring, power, lighting, and a mezzanine storage area.

Taunton Drive is ideally placed for Enfield Town's shops, cafés, and restaurants, with nearby green spaces including Hilly Fields and Forty Hall Estate. Gordon Hill Station provides direct rail services into central London, while the A10 and M25 offer excellent road connectivity.

Local Authority: London Borough of Enfield
Council Tax: G

Front Garden

Paved area, 'Panasonic' air source heat pump unit, storage unit, outside lights, wired for CCTV, shrub borders, electric gate leading to rear garden.

Inner Hallway

Double glazed window to side aspect, laminate Amtico wood flooring, cupboard housing fuse box and dryer, double doors leading to lounge.

Lounge/Kitchen (Open-Plan)

Coving to ceiling, spotlights to ceiling, stairs to first floor landing, 2x double glazed windows to side aspect, double glazed window to front aspect, 2x double glazed bi-folding doors leading to rear garden, laminate Amtico wood flooring, quartz worktops, eye and base level units, inset sink with 'Quooker' tap, 'Bora' induction hob, under lights, 'Neff' wine cooler, double 'Neff' electric oven, integrated dishwasher, integrated 'Siemens' fridge/freezer, breakfast bar, door to WC, door to study.

Study

Coving to ceiling, spotlights to ceiling, double glazed window to front aspect, laminate Amtico wood flooring.

WC

laminate Amtico wood flooring, low level WC, wash hand basin with mixer tap.

First Floor Landing

Spotlights to ceiling, Velux window to front aspect, carpet, storage cupboard, loft access, doors to all bedrooms and bathroom.

Bedroom 1

Spotlights to ceiling, double glazed window to rear aspect, carpet, door to en-suite.





En-Suite

Tiled walls, spotlights to ceiling, tiled flooring, heated towel rail, wash hand basin with mixer tap, low level WC, walk-in shower cubicle with mains fed shower, demisting mirror, extractor fan.

Bedroom 2

Spotlights to ceiling, double glazed windows to side and rear aspects, carpet.

Bedroom 3

Spotlights to ceiling, double glazed windows to front and side aspects, fitted wardrobes, carpet.

Bathroom

Part tiled walls, spotlights to ceiling, frosted double glazed window to front aspect, tiled flooring, extractor fan, heated towel rail, bath with mixer tap and mains fed shower, low level WC, wash hand basin with mixer tap, demisting mirror.

Rear Garden

Part paved area, part laid to lawn, outside tap, access to barbecue area (wired for power and jacuzzi), seating area, off street parking for 1 car, access to garage, gas and electric meters.

Garage

Rubber workshop flooring, power and lighting, electric roller door, wall mounted fuse box, mezzanine storage area to roof.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.









Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

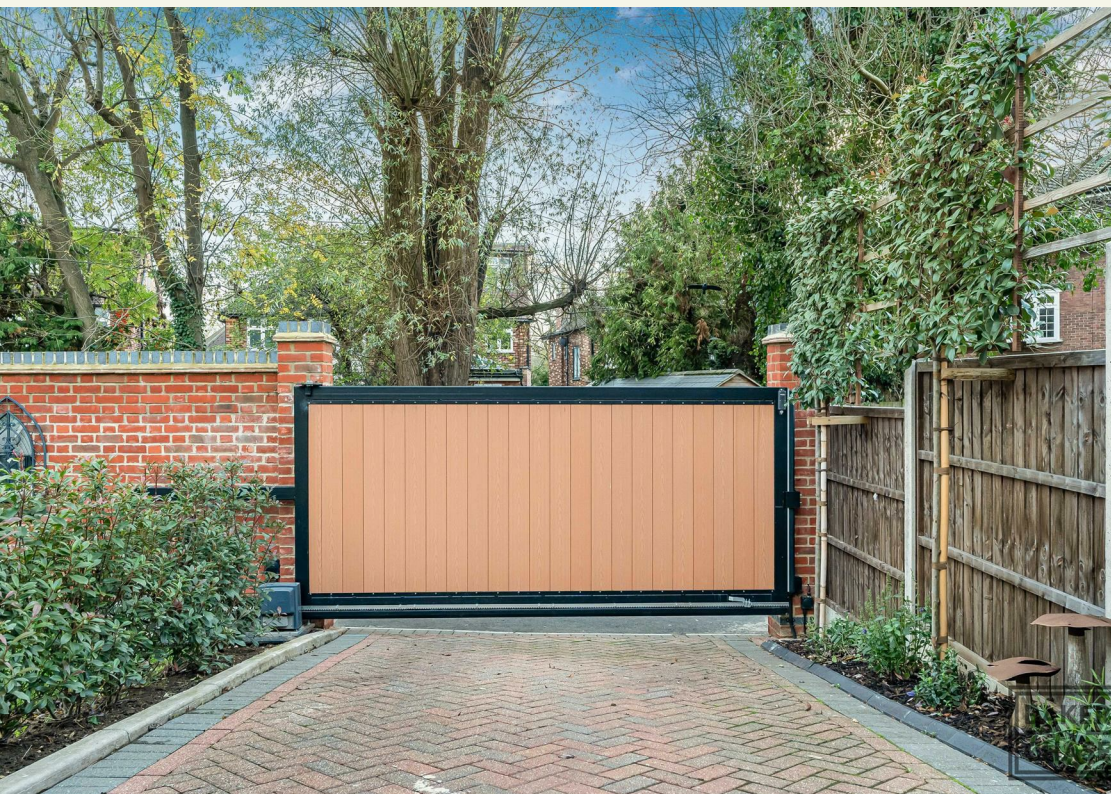
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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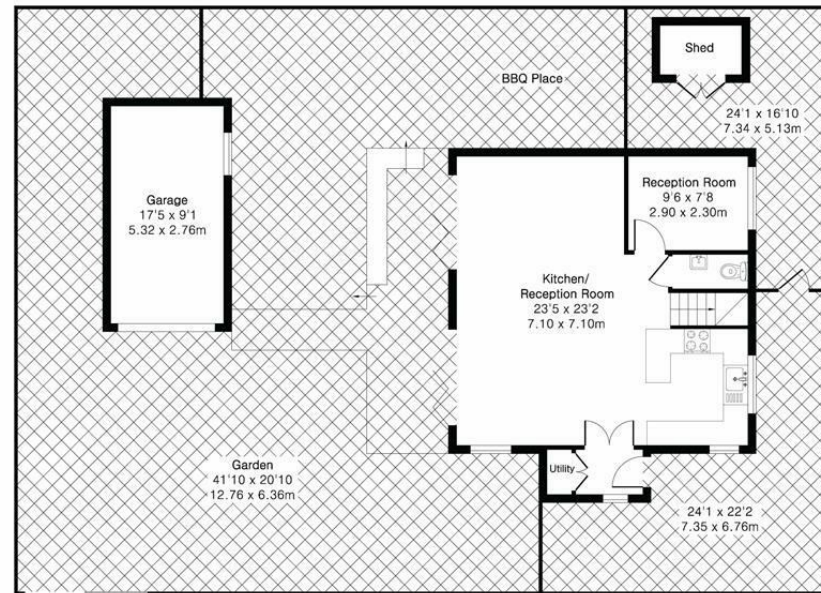


**Approximate Gross Internal Area 1102 sq ft - 102 sq m
(Excluding Garage)**

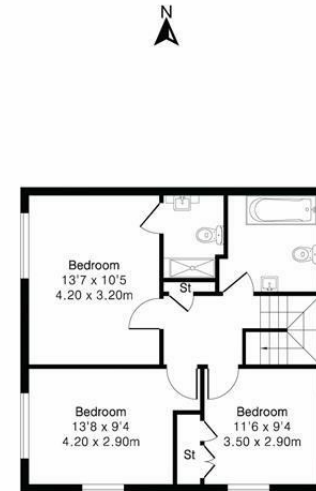
Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 542 sq ft – 50 sq m

Garage Area 193 sq ft – 20 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating B / Local Authority: London Borough of Enfield / Council Tax Band: G