



MORTIMER DRIVE, EN1 2LH



£450,000 Freehold

- BEAUTIFULLY PRESENTED TERRACED HOUSE IN CUL DE SAC
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM WITH BATH AND DOUBLE SHOWER
- GENEROUS RECETION ROOM
- MODERN FITTED KITCHEN/DINER
- UTILITY ROOM
- FRONT AND REAR GARDENS
- 0.7 MILES TO BUSH HILL PARK STATION
- PLACED BETWEEN ENFIELD TOWN AND WINCHMORE HILL.
- CLOSE TO LOCAL SHOPS

Property Details

Placed in a tranquil cul de sac on Mortimer Drive, Enfield, this beautifully presented house offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families or professionals seeking a peaceful retreat while remaining close to local amenities.

The generous reception room provides an inviting space for relaxation and entertaining, while the stylish bathroom features both a bath and a double shower, catering to all your needs. The modern fitted kitchen, complete with a dining area, is perfect for enjoying meals with family and friends, and the added utility room enhances practicality.

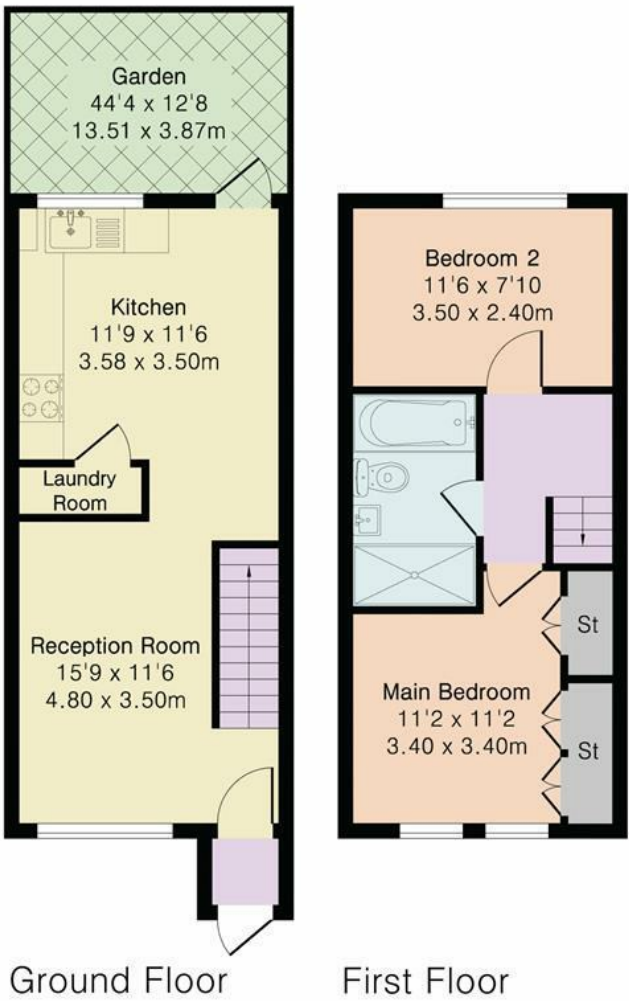
Outside, the property boasts a charming front garden with a pathway leading to the front door, creating a warm welcome. The private rear garden is a delightful feature, offering a paved patio that seamlessly transitions to a lawned area adorned with herbaceous borders, ideal for outdoor gatherings or simply enjoying the fresh air.

Conveniently located, this home is just a short distance from Enfield Town and Winchmore Hill, both of which offer a variety of shops, restaurants, and cafes. Additionally, Bush Hill Park and Enfield train stations are easily accessible, making commuting and leisure activities a breeze.

This property is a wonderful opportunity for those looking to settle in a desirable area with excellent amenities and a peaceful atmosphere. Don't miss the chance to make this lovely house your new home.



Approximate Gross Internal Area 635 sq ft - 59 sq m
Ground Floor Area 323 sq ft – 30 sq m
First Floor Area 312 sq ft – 29 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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	

