

Severn Drive, Enfield, EN1 4LY



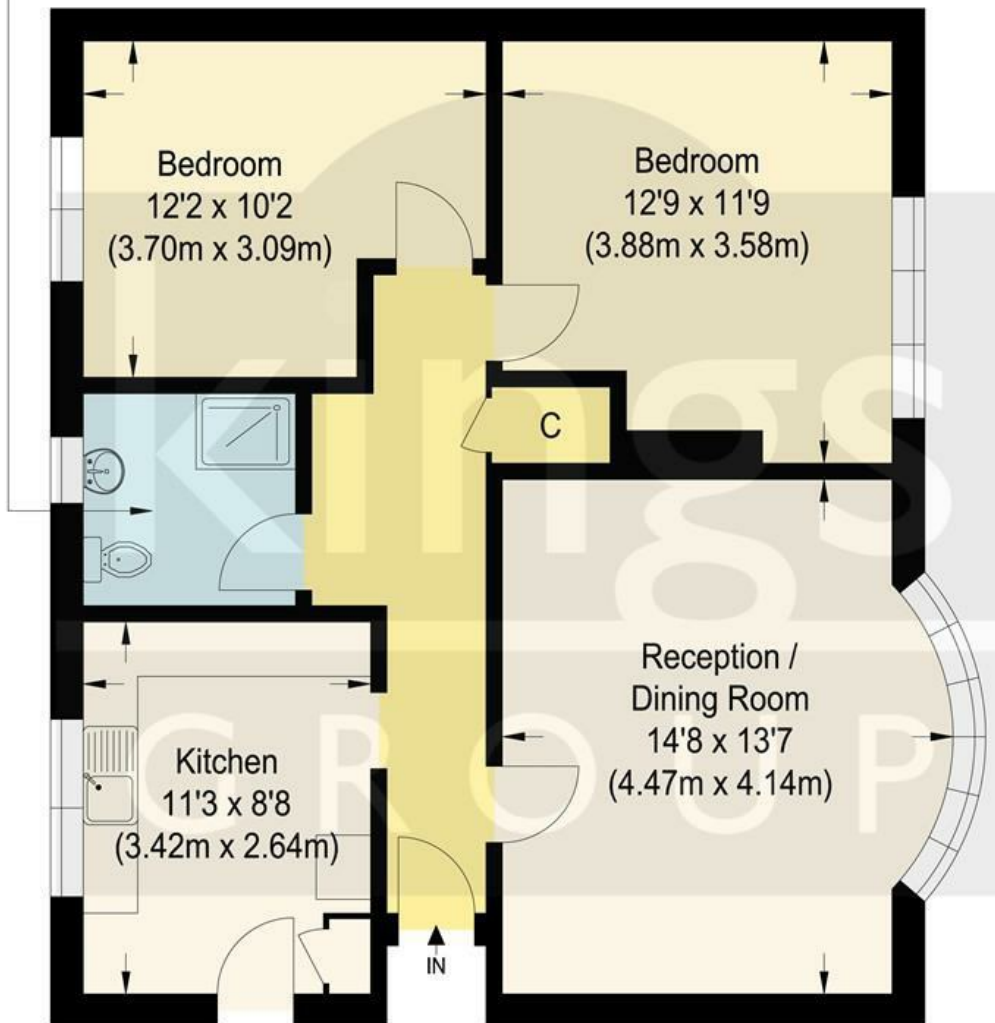
£260,000

This chain free two double bedroom first floor flat is situated on a sought after residential street within walking distance of the picturesque Forty Hall Estate, surrounded by an abundance of green spaces. The location offers convenient access to the A10, M25, and A406, providing excellent connectivity to surrounding areas, while Enfield Town Centre and nearby retail parks are just a short drive away. Local shops and amenities, including the David Lloyd Leisure Centre, are also within easy reach.

The property lies within the catchment area of several highly regarded schools such as Worcesters Primary School, St Ignatius College, and Forty Hill CofE Primary School, making it an appealing choice for families. Inside, the flat features a spacious reception room, a well proportioned kitchen, a three piece shower room, and two generous double bedrooms. Additional benefits include gas central heating, double glazing throughout, a private outside storage shed, and access to well maintained communal grounds.



Shower Room
6'5 x 6'4
(1.95m x 1.92m)



First Floor

Severn Drive

Approximate Gross Internal Floor Area : 65.30 sq m / 702.88 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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

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



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