



Severn Drive, EN1 4LU
Enfield





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Step inside this well presented three double bedroom 1930s terraced home, perfectly suited to families, first time buyers, and investors alike. The accommodation is arranged over three floors and offers well proportioned, versatile living space throughout.

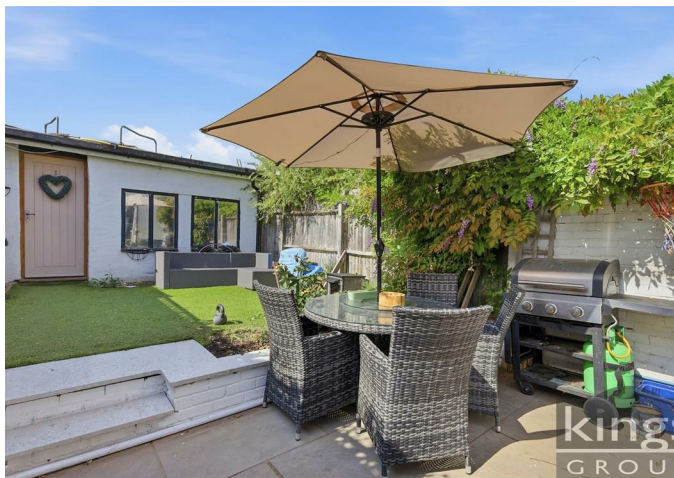
Upon entering the property, you are welcomed by a sizeable reception room featuring built in understairs storage. To the rear of the home lies the true heart of the property, a spacious kitchen/diner complete with an impressive central island, ample worktop space, and a range of cupboard units, creating an ideal setting for both everyday living and entertaining. This room completes the ground floor. The first floor comprises two generously sized bedrooms and a three piece family bathroom. Occupying the top floor is the final double bedroom, which benefits from a Juliet balcony that floods the room with natural light, along with an en-suite shower room.

Externally, the property boasts a well maintained garden leading to a garage at the rear. Part of the garage has been sectioned to create a useful utility area, while the remaining space offers excellent potential to be converted into a home office or outbuilding (subject to the relevant planning permissions), or simply utilised as storage. Further benefits include off-street parking.

Homes within this popular residential area are consistently in high demand, and it is easy to see why, with its welcoming, family friendly atmosphere. The property falls within the catchment area for highly regarded schools including St Ignatius College and Worcesters Primary School.

The location also offers excellent transport connections, with quick access to the A10 providing direct routes to the M25 and A406. Enfield Town Centre and Enfield Retail Parks are just a short drive away, offering a wide range of supermarkets, popular retail stores, and dining options.

Offers In Excess Of £490,000



- A Spacious Three Double Bedroom 1930's Terrace House
- Off Street Parking and Garage to the Rear
- Within Catchment Area of Highly Regarded Schools Including Worcesters Primary School and Forty Hill CofE Primary School
- A Short Drive From Enfield Town Centre and Enfield Retail Park Hosting an Array of Supermarkets, Retail Shops and Dining Options
- Highly Sought After Residential Area Known for its Welcoming Family Friendly Atmosphere
- En-Suite Shower Room and First Floor Family Bathroom
- An Impressive Kitchen/Diner With Central Island
- Easy Access to Transport Links Including Bus Stops and Turkey Street Station Providing Direct Access into the City
- The Historic Forty Hall Estate and Other Green Spaces are Within Walking Distance, Perfect for Leisurely Walks and Family Outings
- Easy Access to the A10/M25/A406



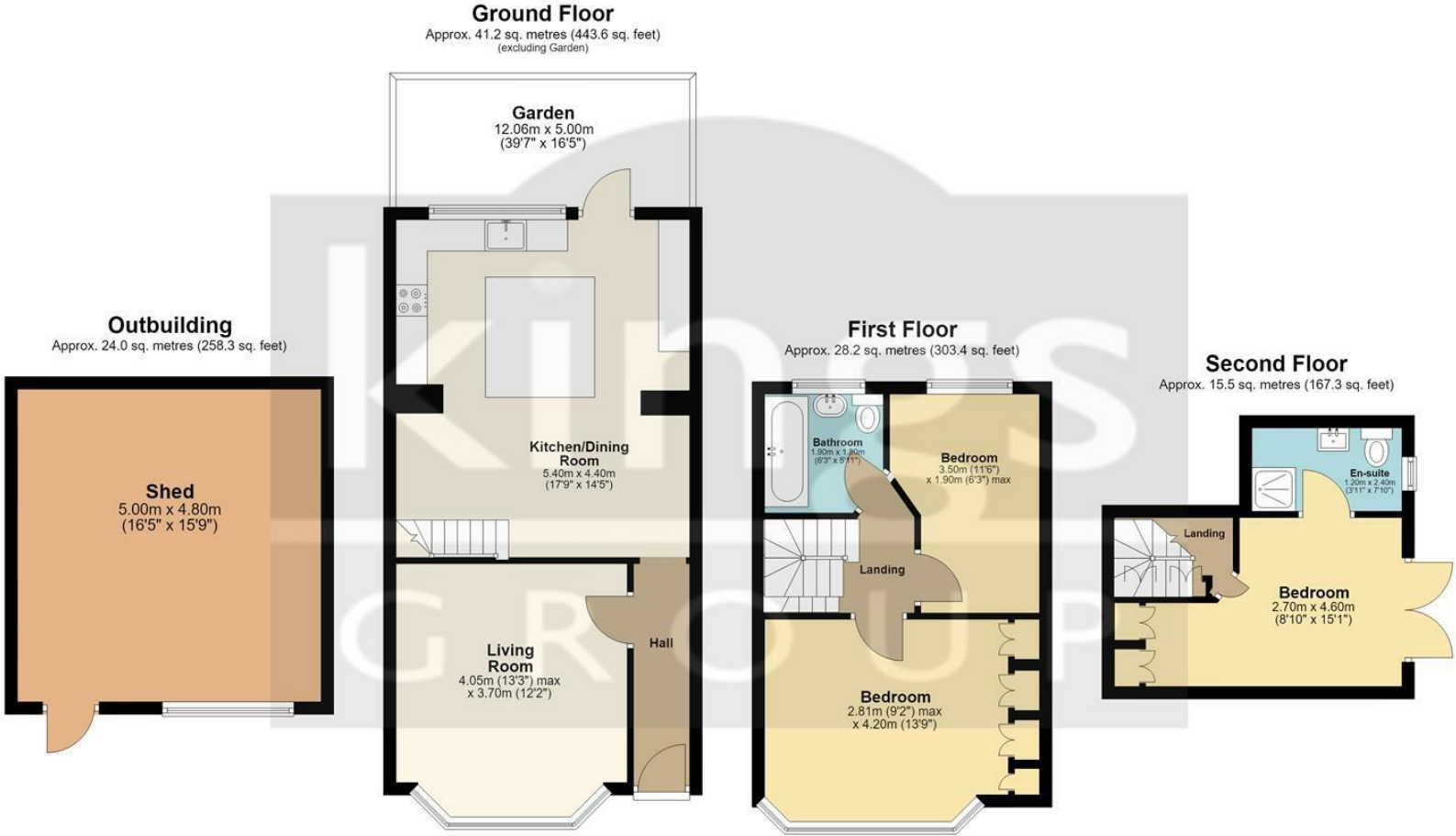
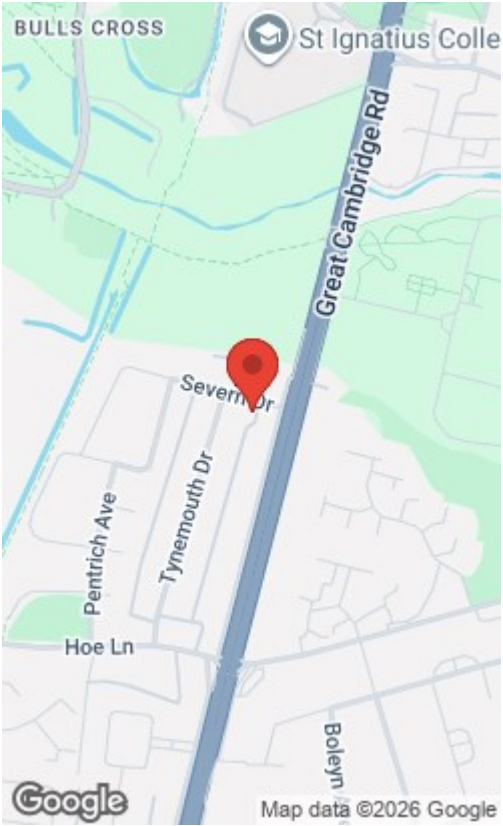




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 108.9 sq. metres (1172.6 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.

Severn Dr

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

