



Tynemouth Drive, EN1 4LS  
Enfield





# Tynemouth Drive, EN1 4LS

**\*\*Viewing day SATURDAY 10TH JANUARY (Via appointment only)\*\*** KINGS GROUP offer to the market this 1930s end-of-terrace house offered CHAIN FREE and generous accommodation, off-street parking, and excellent scope for improvement, making it an ideal opportunity for buyers looking to modernise and add value.

The ground floor features a spacious through lounge/dining room, providing a flexible living and entertaining space, along with a conservatory to the rear offering additional accommodation overlooking the garden.

To the first floor, the property comprises two well-proportioned double bedrooms, a single bedroom, and a wet room. The layout offers excellent potential to reconfigure or upgrade to suit modern living requirements.

Externally, the property benefits from off-street parking and a private rear garden. There is further potential to extend to the rear and into the loft, subject to the usual planning consents, allowing purchasers to significantly enhance both space and value.

Situated within half a mile of Enfield Town Station and Bush Hill Park Station, the property offers convenient access into London Liverpool Street and surrounding areas. Local bus routes are also easily accessible.

A range of well-regarded schools are located within a half-mile radius, including George Spicer Primary School, St Andrew's CE Primary School, and Enfield Grammar School, making the location particularly attractive for families.

## Offers In The Region Of £450,000



- Classic 1930s end-of-terrace house full of character
- Spacious through lounge/dining room
- Offered with no chain
- Further development potential to the rear and into the loft (STPP)
- Conveniently located close to Enfield Town & Bush Hill Park stations and local schools
- Excellent refurbishment opportunity
- First-floor wet room with scope for reconfiguration
- Off-street parking
- Strong investment opportunity with estimated rental potential of approx. £28,000 per annum
- An Ideal Family home or a buy to let opportunity





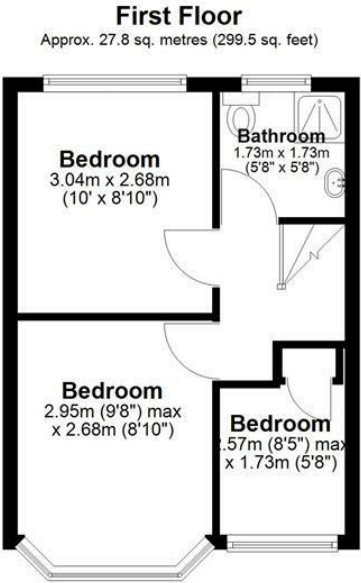
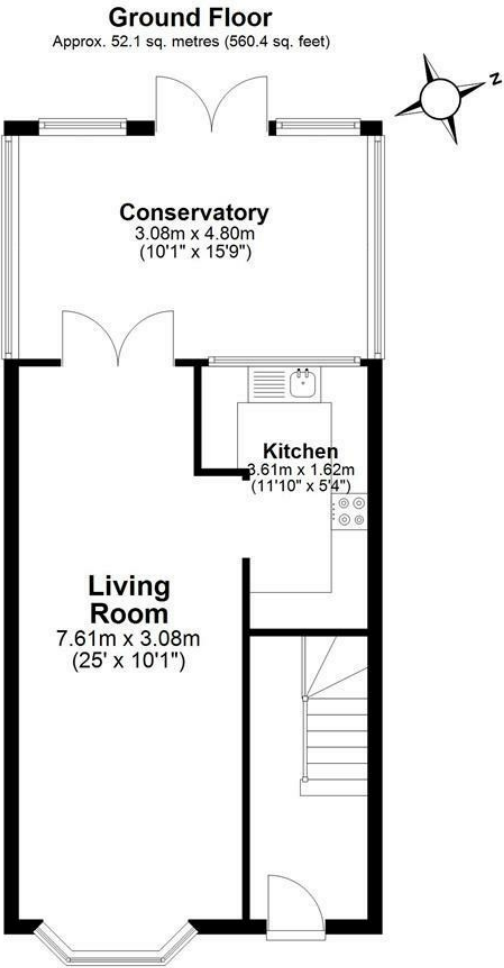
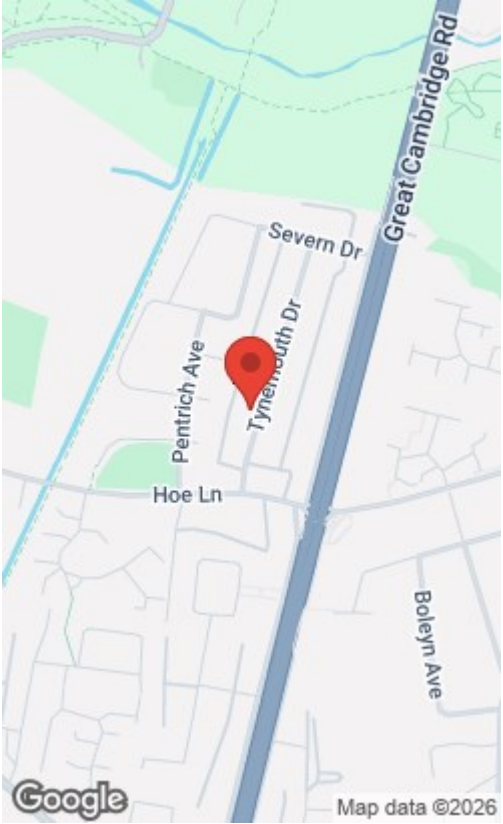
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (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>                               |         |           |
| (29-38) <b>F</b>                            |         |           | (29-38) <b>F</b>                               |         |           |
| (1-28) <b>G</b>                             |         |           | (1-28) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |



Total area: approx. 79.9 sq. metres (859.9 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.

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

T: 0208 364 4118

E:

[www.kings-group.net](http://www.kings-group.net)

