



44 Severn Drive, Enfield, EN1 4LY  
£280,000



## 44 Severn Drive, Enfield, EN1 4LY

Nestled in the desirable area of Severn Drive, Enfield, this top-floor flat presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The flat features a welcoming reception room and has double glazing and gas central heating throughout.

One of the standout features of this property is the loft access, providing potential for additional storage. The flat is being offered chain-free, allowing for a smooth and efficient purchase process.

With keys readily available, viewings can be arranged at your convenience. Severn Drive is well-connected, offering easy access to local amenities and transport links, ensuring that you are never far from the vibrant life that Enfield has to offer.

This flat is a fantastic opportunity to secure a lovely home in a sought-after location. Don't miss your chance to make it yours.



### **Hallway**

Video entry phone system, airing cupboard, loft access, doors leading to all rooms.

### **Lounge** 14'10" x 10'3" (4.52m x 3.12m)

Double glazed window to front aspect and radiator.

### **Kitchen** 12'9" x 9'0" (3.89m x 2.74m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with pillar taps, freestanding cooker, space for washing machine and fridge/freezer, radiator, double glazed door leading to communal area, tiled floor and tiled walls.

### **Bedroom One** 12'3" x 11'5" (3.73m x 3.48m)

Double glazed window to front aspect, fitted wardrobe and radiator.

### **Bedroom Two** 12'2" x 10'1" (3.71m x 3.07m)

Double glazed window to rear aspect and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush W.C, radiator, tiled floor and tiled walls.

### **Lanes Enfield Town Reference Number**

ET5241/AX/AX/AX/010425







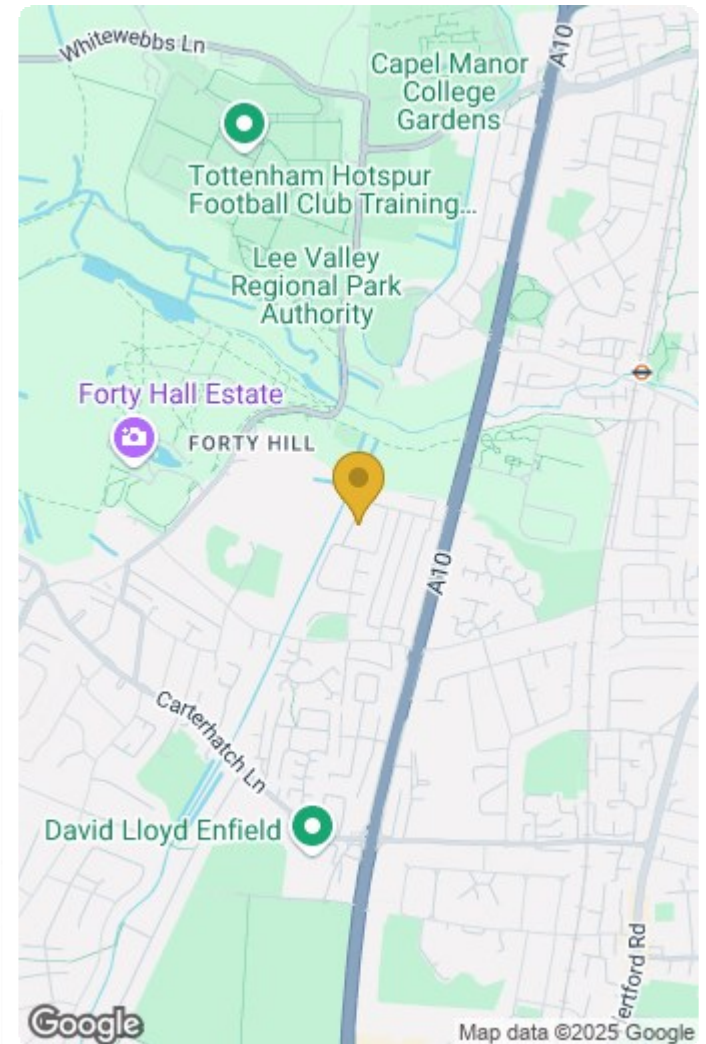
Approximate total area<sup>(1)</sup>  
651.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

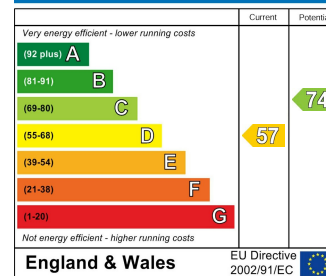
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

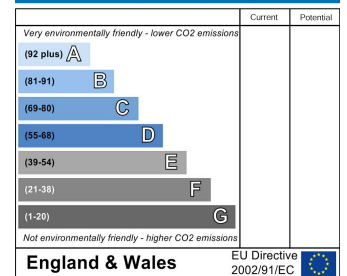
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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