



1A Tynemouth Drive, Enfield, EN1 4LR

£325,000

Lanes
ESTATE AGENTS

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A rare opportunity to acquire this spacious and well-presented one-bedroom detached bungalow, offered chain free. This charming home boasts a large double bedroom, a bright and airy lounge, a separate fitted kitchen, shower room and storage cupboards as well as a loft space.

Outside, the property features gated off-street parking and a private garden, ideal for outdoor dining and relaxation.

Perfectly positioned close to the A10 and M25, this delightful bungalow offers excellent transport links while being just a short distance from Forty Hall and beautiful green open spaces, providing the perfect balance of convenience and tranquillity.

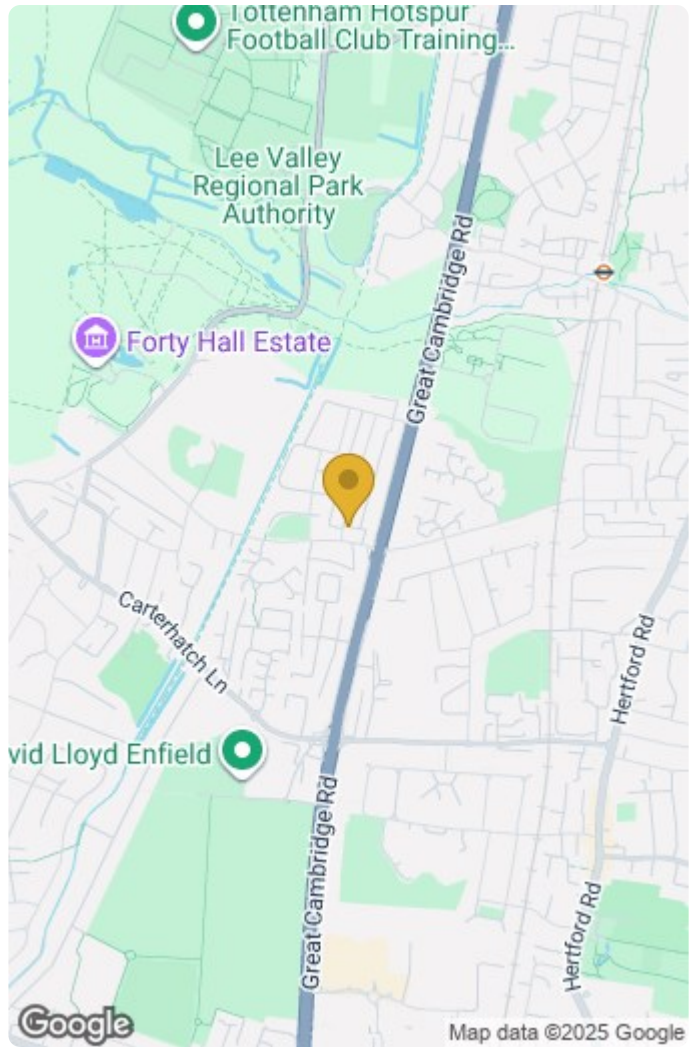
Well maintained throughout, this property would make an ideal home for downsizers, first-time buyers, or anyone seeking peaceful single-level living in a sought-after location.



Entrance	
Lounge	16'1" x11'3" (4.90m x3.43m)
Kitchen	9'2" x 7'0" (2.79m x 2.13m)
Bedroom	18'0" x 8'11" (5.49m x 2.72m)
Shower Room	6'11" x 5'11" (2.11m x 1.80m)
Front Garden	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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	

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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