

TYNEMOUTH DRIVE

Enfield EN1 4LS



THREE BEDROOM END OF TERRACE HOME

SPACIOUS THROUGH LOUNGE

UPSTAIRS BATHROOM

GOOD SIZE WEST FACING GARDEN

GARAGE TO REAR

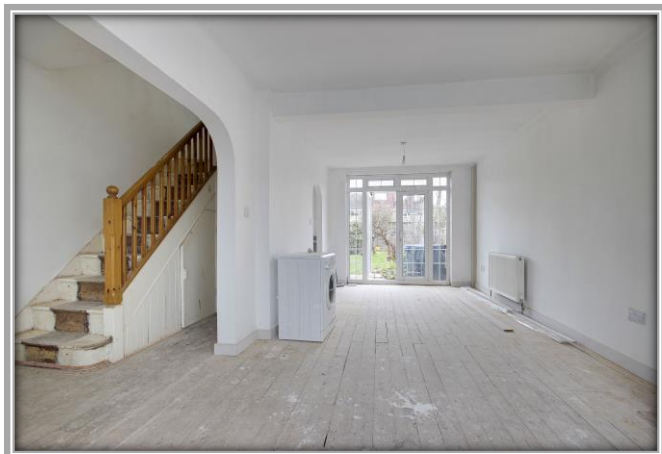
GOOD TRANSPORT LINKS

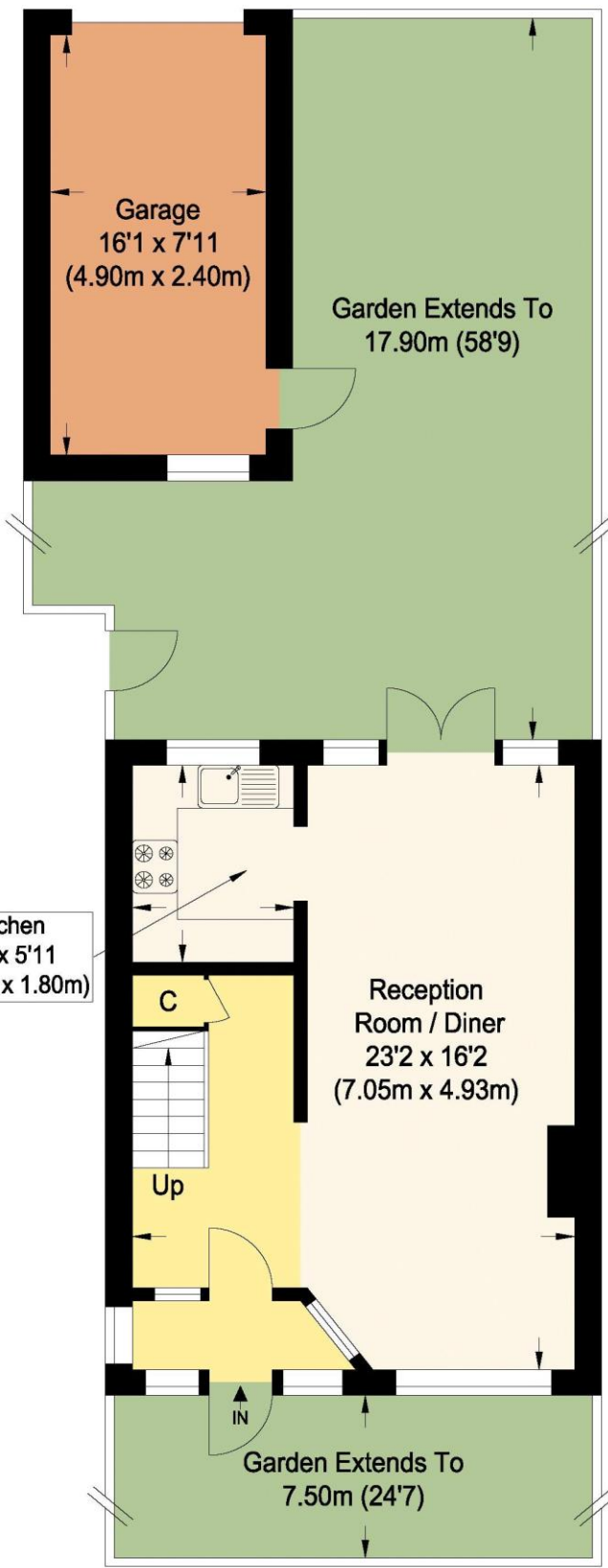
OFFERED CHAIN FREE

OIEO: £425,000

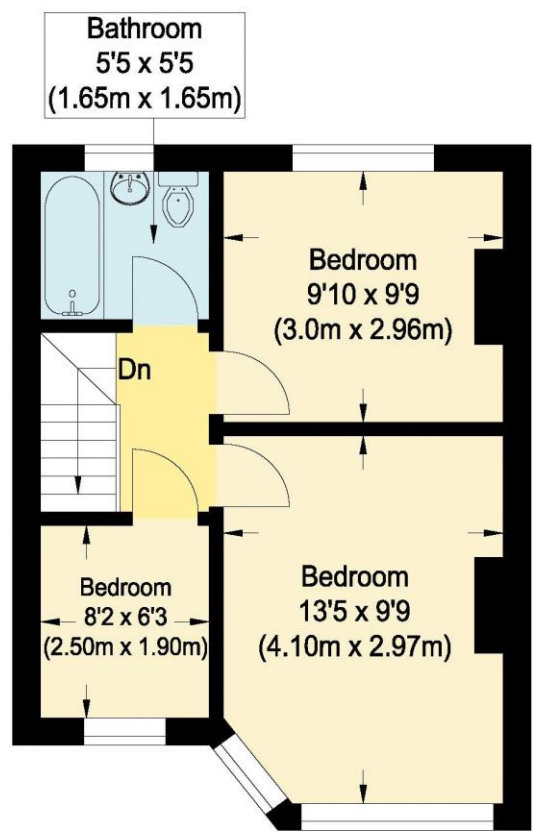
Freehold

James Hayward is delighted to offer this modern 1930`s built three bedroom end of terrace home, the property benefits from through lounge, upstairs bathroom, good sized west facing garden and garage to rear. Local transport links including Turkey Street main line station, A10 & M25 are all close at hand, the property is also offered with the added benefit of being CHAIN FREE. Council Tax Band: C





Ground Floor



First Floor



Tynemouth Drive, EN1

Approximate Gross Internal Floor Area : 67.30 sq m / 724.41 sq ft
(Excluding Garage)

Garage Area : 11.80 sq m / 127.01 sq ft

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

Energy performance certificate (EPC)

36 Tynemouth Drive ENFIELD EN1 4LS	Energy rating D	Valid until: 31 January 2034 Certificate number: 2400-6492-0222-2375-3943
--	---------------------------	--

Property type	End-terrace house
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000