



Goat Lane, Enfield

Available

£599,995 (Freehold)





Welcome to Goat Lane in the lovely area of Enfield. This delightful mid-terrace house boasts two reception rooms, three cosy bedrooms, and a beautiful back garden with an outbuilding.

Welcome to this charming property located on Goat Lane in the lovely area of Enfield. This mid-terrace house boasts two reception rooms, with three bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

One of the standout features of this house is the attention to detail, a feature fireplace in the reception for a cosy ambiance, and coving on the ceiling for a touch of sophistication. Also, the built-in bespoke storage cupboards with shelving over provide practical storage solutions while maintaining a stylish interior. The ceiling rose adds a classic touch to the decor, enhancing the overall charm of the property.

Another highlight is the modern kitchen, which is equipped with top-of-the-line appliances including an integrated wine cooler. Another feature is the island unit with plenty of storage and a Miele induction hob, making it a chef's dream. The kitchen is filled with natural light, thanks to the bi-folding doors to the rear aspect. The industrial style open shelves and granite work surfaces give the house a contemporary feel, perfect for those who appreciate modern design.

The property features two bathrooms, ensuring convenience and privacy for all residents. The utility room provides practicality and functionality with its plumbed space for a washer/dryer adds to the convenience of everyday living.

Step outside to discover the decked area, crafted using reclaimed scaffold boarding with light inserts, perfect for enjoying a morning coffee or hosting a summer barbecue. The garden also offers a lovely lawn area with a path leading to the outbuilding, providing additional storage space or potential for a home office or studio.

Off street parking is always a bonus, providing ease and security for your car. Situated in a desirable location, this house offers a wonderful opportunity to create a warm and inviting home.

Local Authority: Enfield

Tax Band: D

Driveway

Block paved driveway with gravel borders, raised porch area, entry to:

Hallway

Hardwood door with opaque glass and matching window to front aspect, radiator, coving to ceiling, under stairs storage cupboard, dado rail, doors to:

Downstairs Cloakroom/Utility

Low flush w/c, hand basin with mixer tap and storage under, plumbed space for washer/dryer, spotlights, extractor fan

Lounge

Double glazed window with bespoke Plantation shutter blinds to front aspect, radiator, feature fire place, coving to ceiling, built in bespoke storage cupboards with shelving over, ceiling rose

Extended Kitchen/Diner

Bi-folding doors to rear aspect, x2 Velux windows to rear aspect, x2 radiators spotlights, matching feature wall and ceiling lights, coving to ceiling, range of base units and double height units some including backlighting, integrated wine cooler, 1 1/2 inset sink with mixer tap, integrated Miele dishwasher, integrated Miele electric oven, integrated fridge freezer, Island unit with ample storage and Miele induction hob, industrial style open shelves, granite work surface over base units and island to include a breakfast bar area, matching up stand

First floor landing

Dado rail, coving to ceiling, loft access, ceiling rose, built in over-stairs storage cupboard, doors to remaining rooms

Bedroom 1

Double glazed window with Plantation shutter blinds to front aspect, radiator, coving to ceiling





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Bedroom 2

Double glazed window to rear aspect, fully fitted range of wardrobes, radiator, coving to ceiling

Bedroom 3

Double glazed window with plantation shutter blinds to front aspect, radiator, coving to ceiling

Bathroom

Double glazed opaque window to rear aspect, low flush w/c, hand basin with mixer tap and storage under with tiled splash back, walk in double shower unit, column radiator, spotlights, mirror within-built light

Garden

Ornate decked area, created using reclaimed scaffold boarding with light inserts, lawn area with path to outbuilding

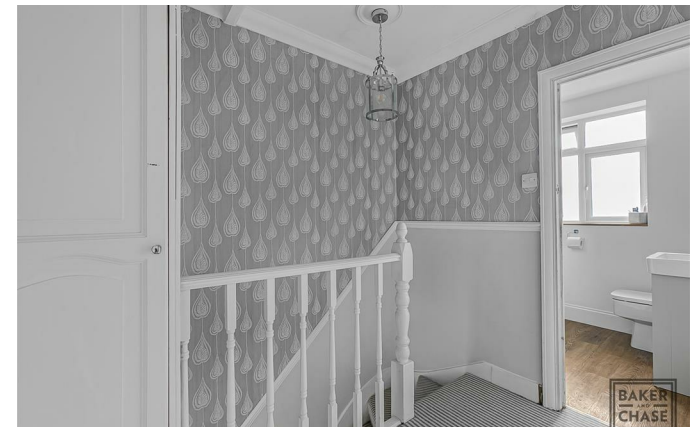
Outbuilding

Door to rear service road, concrete floor, own fuse board, part insulated with power and light

Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.





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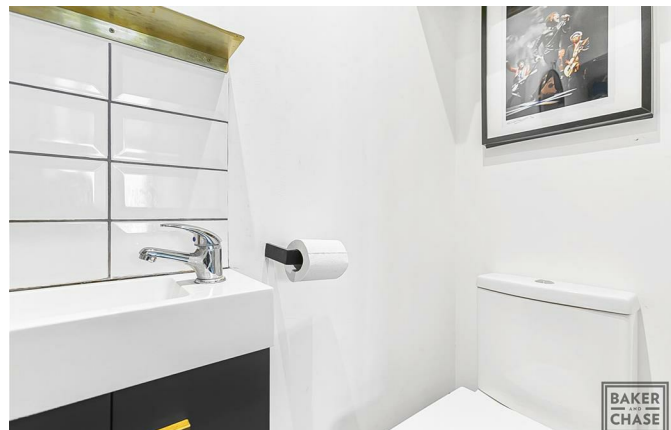


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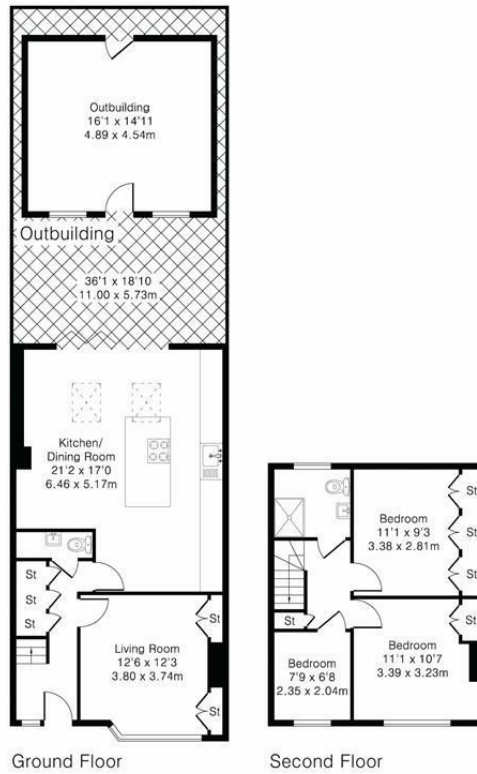
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 1234 sq ft – 115 sq m
Ground Floor Area 598 sq ft – 56 sq m
Second Floor Area 397 sq ft – 37 sq m
Outbuilding Area 239 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: D

