



97 Goat Lane, Enfield, EN1 4UB

£450,000

**Lanes**  
ESTATE AGENTS

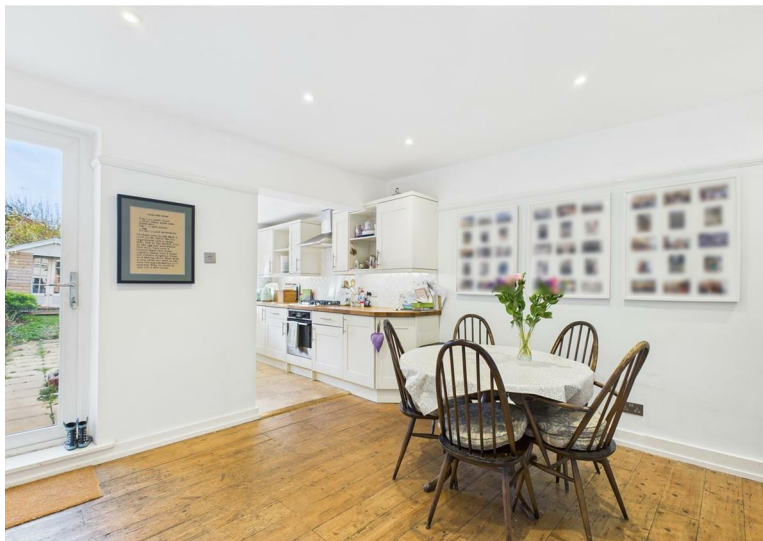


## 97 Goat Lane, Enfield, EN1 4UB

Nestled in the charming area of Goat Lane, Enfield, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed first-floor bathroom adds convenience to daily living, ensuring that all essential amenities are easily accessible.

One of the standout features of this home is the south-facing rear garden, which invites an abundance of natural light and offers a perfect retreat for outdoor enjoyment. Whether you envision summer barbecues or a tranquil space for gardening, this garden is sure to meet your needs.

Additionally, the property is situated within a catchment area for local schools, making it an ideal choice for families seeking quality education for their children. With its blend of comfort, practicality, and a prime location, this terraced house is a wonderful place to call home. Don't miss the chance to view this charming property and envision the possibilities it holds for you and your family.





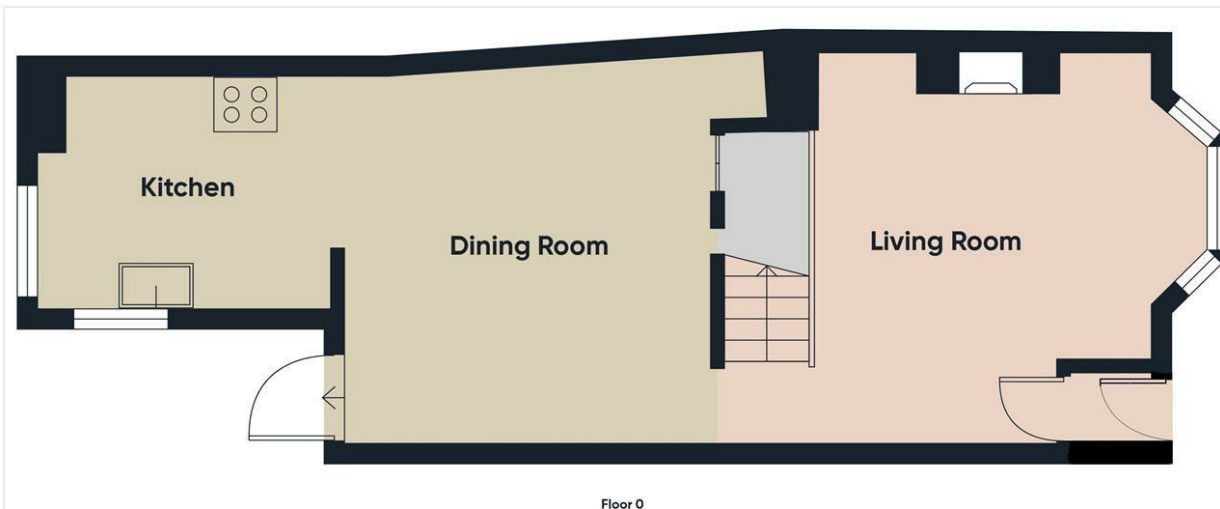












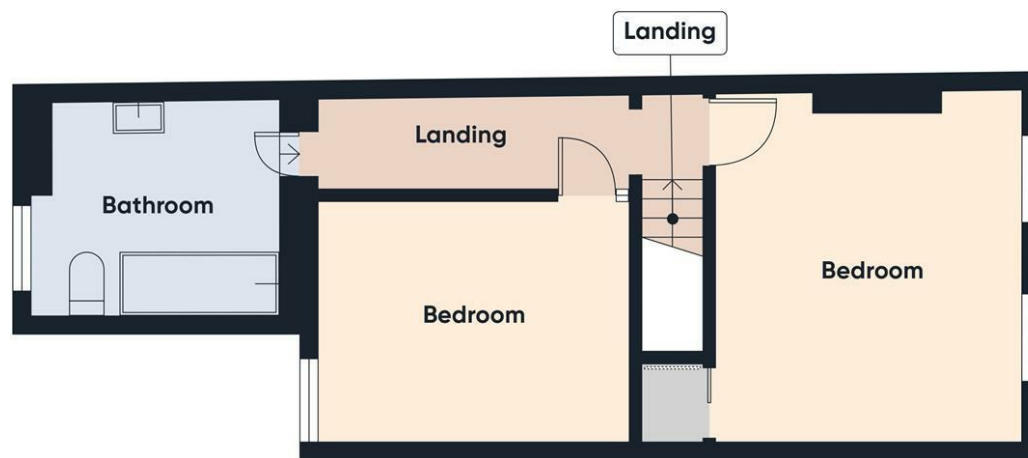
Floor 0

Approximate total area<sup>(1)</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

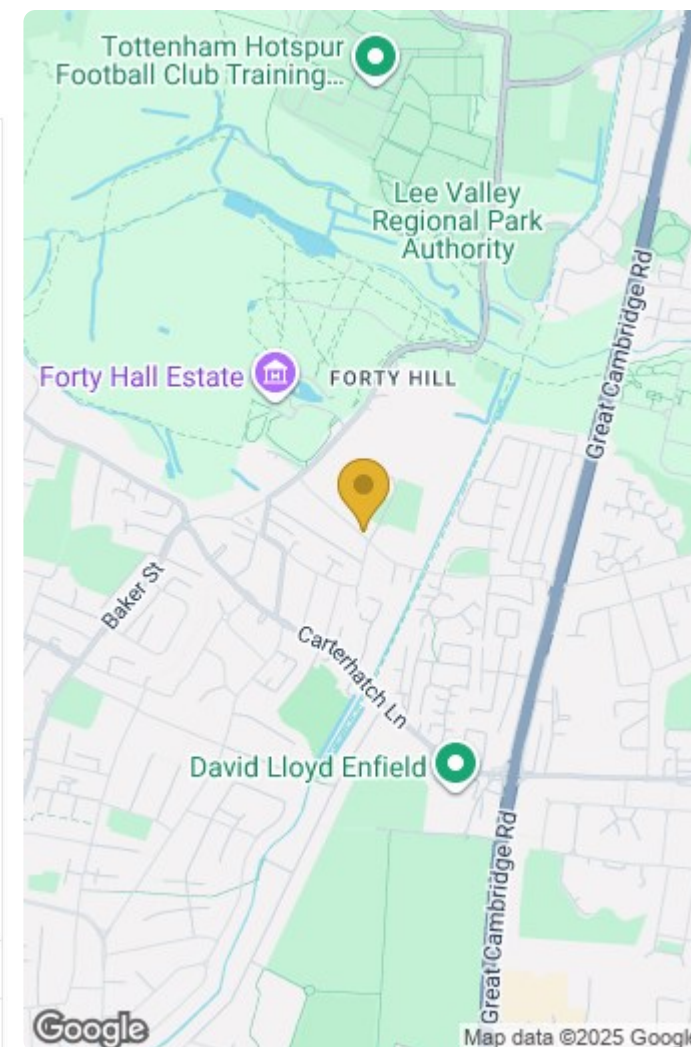
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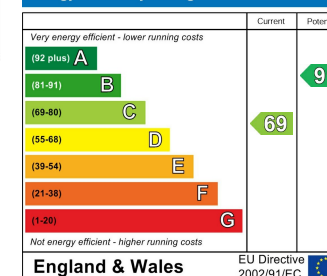
Floor 1

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

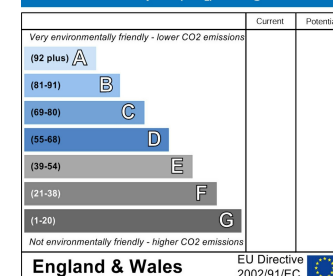
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors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



#### Energy Efficiency Rating



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



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