



**Goat Lane, EN1 4UA**

£475,000

Freehold

**Castles**







## Goat Lane, EN1 4UA

A three bedroom mid terraced 1930's style house, situated close to Forty Hall Country Park and with walking distance to Worcesters Primary School. The property is offered on a chain free basis and viewing is highly recommended. Features include:- potential for extension (subject to planning permission), 3 good size bedrooms, approximately 60' rear garden, 2 reception rooms, potential for off street parking (subject to planning permission), chain free.

EPC Rating: E

Council Tax Band: D



£475,000 Freehold

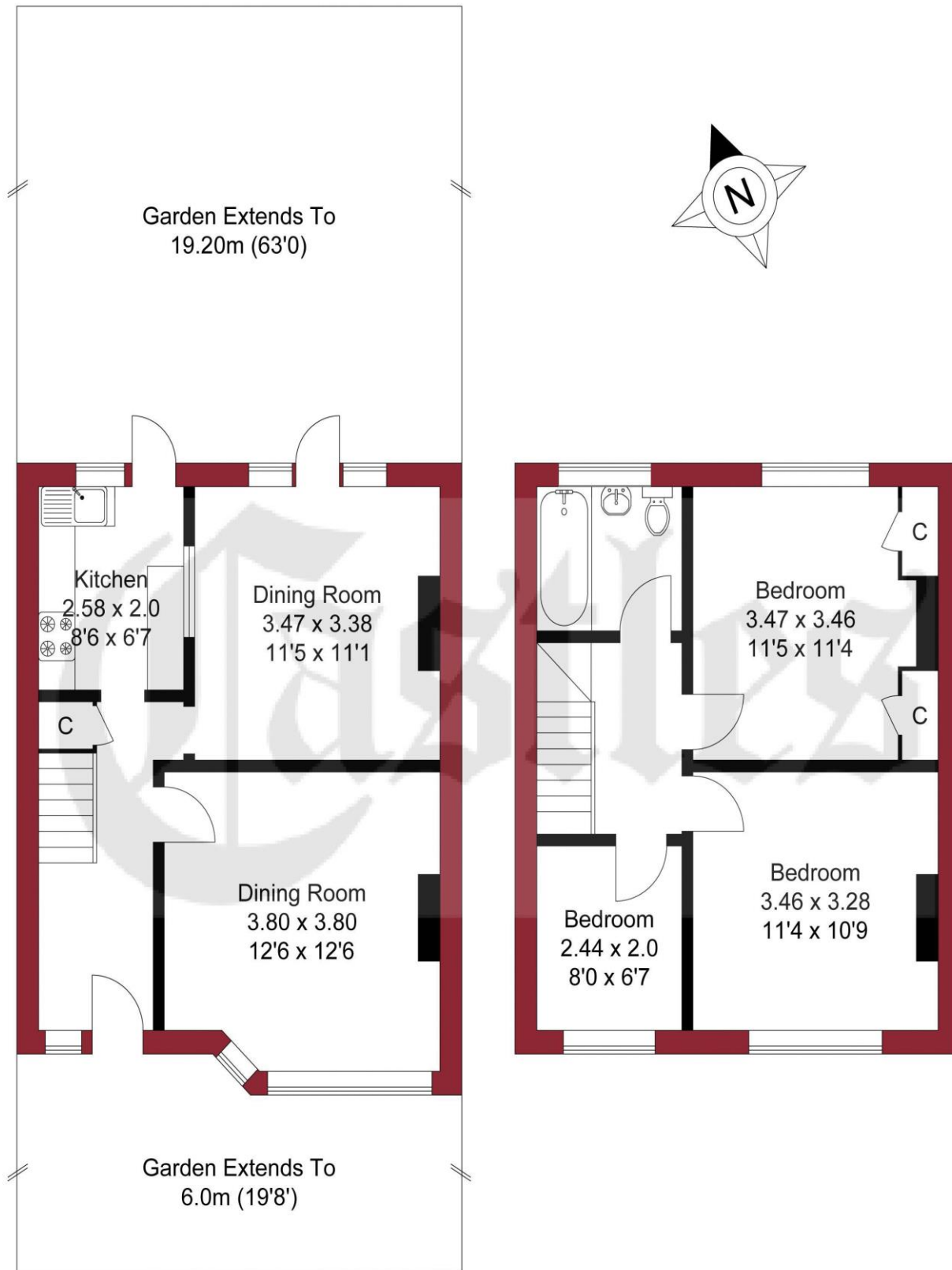
# Castles

020 8804 8000  
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APPROXIMATE GROSS INTERNAL AREA  
77.74 sqm / 836.78 sqft



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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