



Goat Lane, EN1 4TZ
Enfield





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Kings Group Enfield Town are delighted to present this 3 BEDROOM TERRACE HOUSE within a short walking distance to Forty Hall Estate & Country Park. This property comprises three bedrooms, fitted kitchen/diner, lounge, upstairs family bathroom and loft room. This ideal family home falls within catchment area of some of Enfield's most sought after schools including Worcesters Primary School and Forty Hill Primary School. Additionally, the property is within close proximity of the A10/M25 offering good links to surrounding areas.

£525,000



- Freehold
- South Facing Rear Garden
- Fitted Kitchen
- Within A Short Walking Distance To Forty Hall Estate & Country Park
- Within Catchment Area of Sought After Schools Including Worcesters & Forty Hill Primary School

- Three Bedrooms
- Double Garage
- Ideal Family Home
- Loft Room

Entrance

single glazed windows at the front, gas/electric meter cupboard, single & double radiator, laminate flooring, power points

Lounge 12'50 x 12'82 (3.66m x 3.66m)

double glazed bay window at the front, coved ceiling & ceiling rose, dado rail walls, double radiator, laminate flooring, electric fireplace, TV aerial point, power points

Kitchen 18'23 x 11'30 (5.49m x 3.35m)

double glazed windows at the rear, double radiator, laminate flooring, tiled splash back walls, coved ceiling, wall units with roll top, integrated cooker, electric oven with gas hobs, extractor fan, double drainer unit sink, space for fridge freezer, plumbing for washing machine, dishwasher, built in storage cupboard, double glazed door at the rear leading to the garden, power points, gas fireplace

First Floor Landing

loft access, laminate flooring

Bathroom 6'68 x 6'03 (1.83m x 1.91m)

double glazed windows at the rear, single radiator, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower attachment, pedestal wash basin, low level w.c, tiled walls

Bedroom 1 11'18 x 10'89 (3.35m x 3.05m)

double glazed windows at the front, coved ceiling, double radiator, laminate flooring, original gas fireplace, built in storage cupboard, power points

Bedroom 2 11'33 x 11'20 (3.35m x 3.35m)

double glazed windows at the rear, double radiator, laminate flooring, power points

Bedroom 3 6'76 x 8'11 (1.83m x 2.72m)

double glazed windows at the front, single radiator, laminate flooring, power points

Loft Room 8'94 x 16'85 (2.44m x 4.88m)

velux windows at the rear, electric heater, lino flooring, eve storage

Garden 20'25 x 57'15 (6.10m x 17.37m)

access at the rear, fence panels, raised patio, outside wash basin, security light, south facing

Double Garage 18'41 x 15'18 (5.49m x 4.57m)

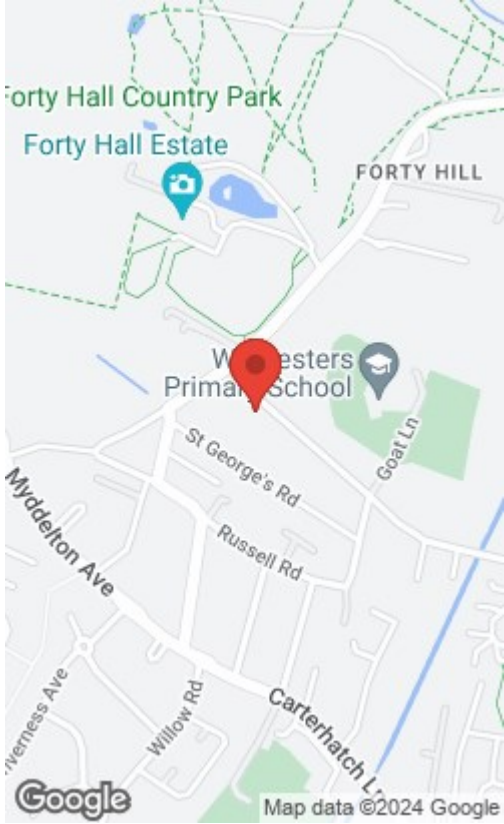




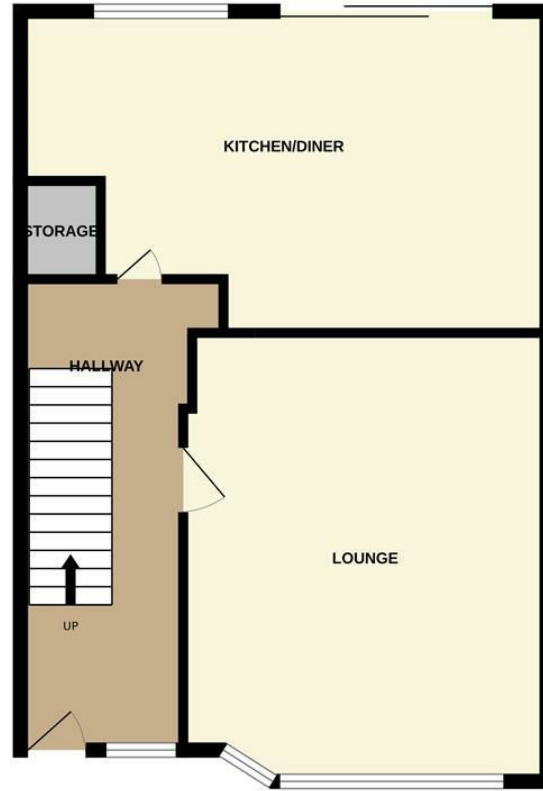




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(29-54) E		(29-54) E	
(11-28) F		(11-28) F	
(1-10) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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