



www.kings-group.net

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Enfield Town EN1 3EF
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Goat Lane, Enfield, EN1 4UA



£515,000

Kings Group-Enfield Town are pleased to present this CHAIN FREE THREE BEDROOM TERRACE HOUSE within easy reach of Forty Hall Estate which boasts an ample amount of green spaces to enjoy. Conveniently located the property provides easy access to the A10/M25/A406 providing good access to surrounding areas. Additionally shops and amenities are close by. Accommodation comprises through lounge, extended fitted kitchen/diner, three sizeable bedrooms, loft room, upstairs bathroom and a spacious mainly laid to lawn rear garden.

Through Lounge

24'04 x 12'36 (7.42m x 3.66m)

Kitchen/Diner

22'02 x 16'93 (6.76m x 4.88m)

Bathroom

6'42 x 5'99 (1.83m x 1.52m)

Bedroom 1

11'19 x 10'69 (3.35m x 3.05m)

Bedroom 2

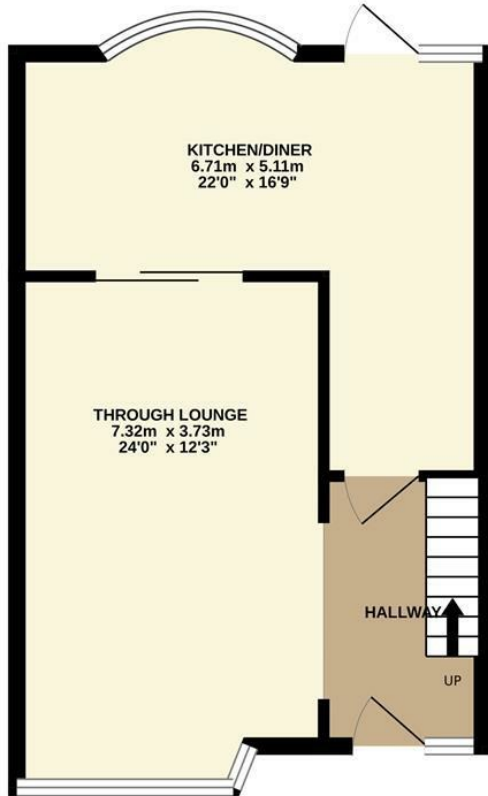
11'51 x 10'04 (3.35m x 3.15m)

Bedroom 3

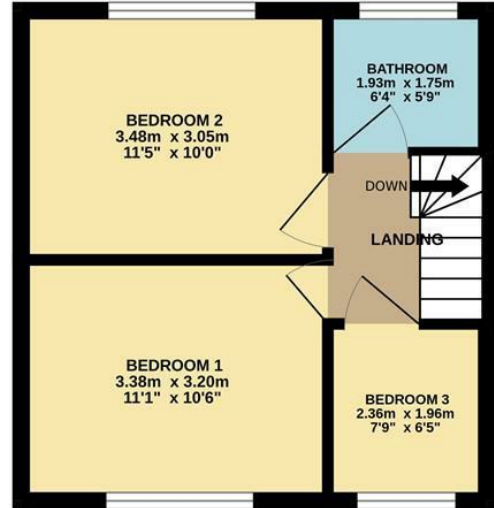
7'90 x 6'55 (2.13m x 1.83m)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

