



Goat Lane, EN1 4UA
Enfield





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This charming three-bedroom terrace house, located in the highly sought-after Forty Hill area, is being offered for sale with tenants in situ, currently generating a rental income of £2,000 per month. The property features a spacious through lounge, providing a welcoming living space, and an extended kitchen/diner, which has been updated with newly fitted double glazing to the rear, enhancing both energy efficiency and natural light.

Upstairs, you'll find three generously sized bedrooms, ideal for family living, as well as an upstairs family bathroom. Outside, the property benefits from a large, well-maintained rear garden, offering a private space for outdoor relaxation.

Situated within close proximity to excellent schools, including Worcesters Primary School, and within walking distance of the beautiful Forty Hall Estate, which boasts an abundance of green spaces.

Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£499,995



- INVESTORS ONLY to Be Sold With Tenants in Situ- £2000 Per Month Rental Income
- Spacious Through Lounge
- A Generous Sized Mainly Laid to Lawn Rear Garden
- Within Walking Distance of Forty Hill Estate Boasting an Ample Amount of Green Spaces
- Upstairs Family Bathroom
- Extended Three Bedroom Terrace House
- Fitted Kitchen/Diner
- Double Glazed Throughout With New Double Glazed Windows on Extended Diner
- Within Close Proximity of Sought After Schools Including Worcesters Primary School
- Sought After Forty Hill Location

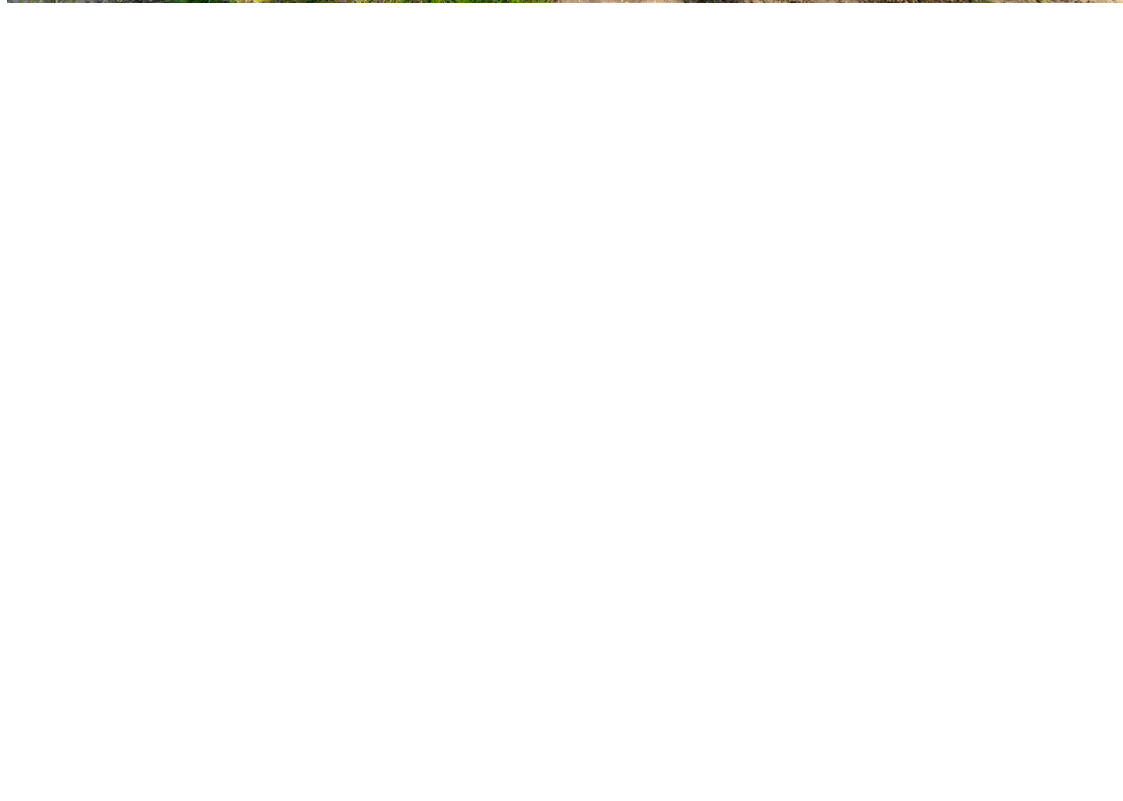




Abdul







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	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
86	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

Goat Lane

First Floor

Approximate Gross Internal Floor Area : 95.20 sq m / 1024.72 sq ft
(Excluding Shed)

Shed Area : 13.10 sq m / 141.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

