



**17 Goat Lane, Enfield Highway  
Offers In The Region Of £499,995 Freehold**



# 17 Goat Lane, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- FREEHOLD THREE BEDROOM HOUSE
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- DOUBLE GARAGE VIA A REAR SERVICE ROAD
- FULLY FITTED EXTENDED KITCHEN
- IDEAL FAMILY HOME
- CLOSE PROXIMITY TO FORTY HALL ESTATE AND COUNTRY PARK
- LOFT ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS INCLUDING WORCESTERS & FORTY HILL PRIMARY SCHOOL

KINGS GROUP are delighted to offer situated on the charming Goat Lane in Enfield, this delightful 3-bedroom terraced house. A gem waiting to be discovered. Boasting a cosy reception room, perfect for relaxing or entertaining guests, as well as a modern fitted extended kitchen diner, this property offers a comfortable and inviting living space.

With three well-proportioned bedrooms, there is ample room for a growing family or those in need of a home office. The bathroom provides convenience and functionality for everyday living.

Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a long day. This property also features the added convenience of a rear garage accessible via a service road. It is well maintained and beautifully presented, boasting double glazed windows and gas central heating. This makes it an ideal family home.

What truly sets this property apart is its proximity to the stunning Forty Hall Estate, just a short walk away.

Don't miss the opportunity to make this charming terraced house your new home. Contact Kings today to arrange a viewing and start envisioning the life you could create in this wonderful property.

## 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)



### Goat Lane

Approximate Gross Internal Floor Area : 97.80 sq m / 1052.71 sq ft  
(Excluding Garage & Eaves)

Garage Area : 25.90 sq m / 278.78 sq ft

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





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