



Goat Lane, Enfield

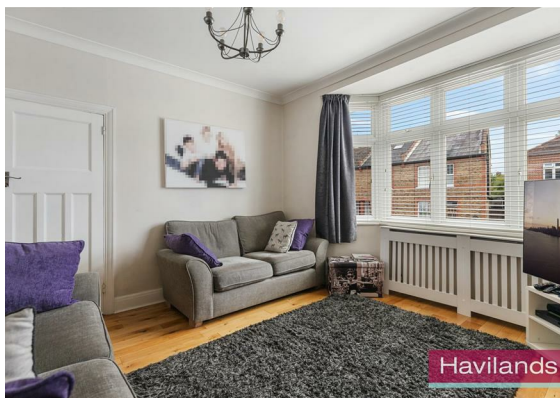
Offers Over £550,000



the advantage of experience



- Four Bedroom, Two Bathroom, End of Terrace Property
- Off Street Parking
- 0.2 Miles Away from Worcester Primary School (Outstanding)
- 1.4 Miles to Enfield Town Station (Approx. 34 Minutes)
- Well Presented Throughout
- Close to Forty Hall Park
- Garden Extends to 62ft



For more images of this property please visit havilands.co.uk



Havilands are pleased to present this charming FOUR BEDROOM, TWO BATHROOM END OF TERRACE property located on Goat Lane in the picturesque area of Enfield. This delightful house boasts a spacious 1,153 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by a cosy reception room and kitchen/diner with direct access to garden extending to 62 ft. With three inviting bedrooms and family bathroom on the first floor and fourth bedroom and shower room on the second floor, there is ample space for everyone to enjoy their own private sanctuary.

Situated close to the stunning Forty Hall Park, nature lovers will appreciate the tranquillity and beauty this location offers. For added convenience, the property features off-street parking, making coming home a breeze.

Families will be pleased to know that this home is just a stone's throw away (0.2 miles) from the highly acclaimed Worcesters Primary School, rated Outstanding. Additionally, Forty Hill Primary School, rated Good, is conveniently located only 0.5 miles away, providing excellent educational options for young ones.

1.4 miles away from Enfield Town Station (Liverpool Street approx. 34 Minutes). Don't miss out on the opportunity to make this house your home. Embrace the peaceful surroundings, the nearby schools, and the comfortable living space this property has to offer. Contact us today to arrange a viewing and start envisioning your future in this wonderful abode on Goat Lane.

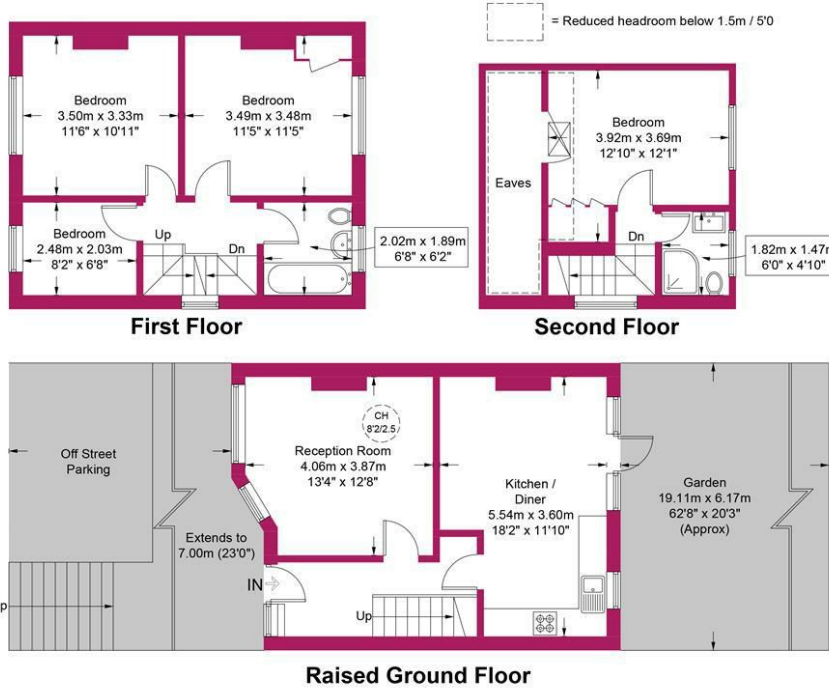
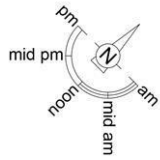
Tenure: Freehold
Local Authority: Enfield
Council Tax Band: D (£2,065.48 2024/25)
EPC Rating: Currently 47E Potentially 79C

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Goat Lane, EN1

Approximate Gross Internal Area = 1153 sq ft / 107.1 sq m

Restricted Height = 90 sq ft / 8.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

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