



**Goat Lane, Enfield, EN1 4UB**



**welcome to**  
**Goat Lane, Enfield**

Barnfields are delighted to offer for sale this charming, two bedroom mid-terraced Victorian cottage within a short walking distance of the historic Forty Hall Estate and its surrounding countryside, yet within easy access of Enfield Town multiple shopping centre, local schools and the M25 motorway.

The property requires some updating and is offered on a chain free basis.





### Entrance Porch

Glazed porch, front door to:-

### Through Lounge

26' x 11' 2" ( 7.92m x 3.40m )

Bay window to front, door to garden, radiator.

### Kitchen

8' 3" x 6' 8" ( 2.51m x 2.03m )

Range of fitted wall and base units, toning worktops, single drainer sink unit, gas hob with extractor above and oven below, space for a fridge and plumbing for a washing machine, tiled splashbacks, vinyl flooring, two windows to the side, door to lobby.



### Lobby

Door to garden.

### Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, window to rear, radiator, vinyl flooring.

### First Floor

#### Bedroom One

13' 8" x 11' 4" ( 4.17m x 3.45m )

Fitted carpet, two windows to front, radiator.

#### Bedroom Two

12' x 11' 2" ( 3.66m x 3.40m )

Fitted carpet, window to rear, range of built-in fitted wardrobes, radiator.

### Outside

A southerly facing rear garden with lawn, mature shrub borders, shed to rear.

### Garden

A southerly facing rear garden with lawn, mature shrub borders, shed to rear.



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welcome to

## Goat Lane, Enfield

- Two Double Bedrooms
- Ground Floor Bathroom
- Through Lounge
- Fitted Kitchen
- Close To Forty Hall Park

Tenure: Freehold EPC Rating: D

**£380,000**



Please note the marker reflects the postcode not the actual property



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Property Ref:  
ENF104821 - 0010

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