



Lathkill Close | | Enfield | EN1 1HA

Asking Price £469,950



## Key features

- THREE BEDROOM MID TERRACE HOME
- TWO GOOD SIZED RECEPTION ROOMS WITH FEATURE FIREPLACES
- MODERN FITTED KITCHEN-DINING ROOM
- TWO BATHROOMS (GROUND FLOOR & FIRST FLOOR)
- GOOD SIZED REAR GARDEN WITH TWO STORAGE SHEDS
- FRONT OFF STREET PARKING WITH EV CHARGER
- WITHIN EASY REACH OF BUSH HILL PARK MAIN LINE STATION
- CLOSE TO LOCAL SHOPS & ENFIELD TOWN CENTRE
- SCHOOLS, GREEN SPACES, SPORTS & LEISURE CENTRES CLOSE BY
- CUL DE SAC LOCATION

## Description

James Hayward is delighted to offer Lathkill Close, Enfield, a three bedroom mid-terrace house, which offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property boasts a generous 861 square feet of living space, making it an ideal home for families or those seeking extra room to breathe.

The property provides two reception rooms with feature fireplaces, perfect for entertaining guests or enjoying quiet evenings with family. There is a well-appointed kitchen-dining room that provides a lovely space fostering a warm and homely atmosphere and benefits from direct access to the rear garden.

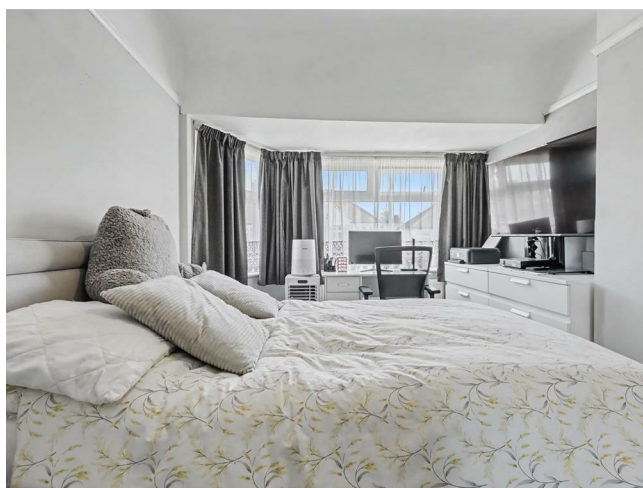
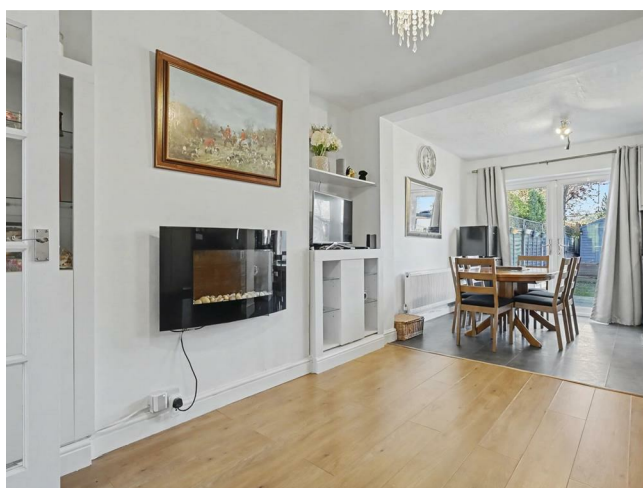
This delightful home features three good sized bedrooms, ensuring ample accommodation for all and with two bathrooms, morning routines are made easy, catering to the needs of a busy household.

This attractive property is also complemented by a good-sized garden offering a private retreat for relaxation or play. The presence of two storage sheds adds practicality, providing space for gardening tools or outdoor equipment. Additionally, the front off-street parking allows for convenient access and peace of mind.

Bush Hill Park main line station is within easy reach, as are schools, motorway links and plenty of green spaces; Enfield town, local shops and retail parks are also close by.

This charming home in Enfield is not just a property; it is a place where memories can be made. With its blend of character and modern living, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this attractive house your new home.

## Directions



A three bedroom family home, offering versatile living space, including two receptions, kitchen-diner, two bathrooms and a good sized garden with two storage sheds plus front off street parking. Location wise, the house is situated within easy reach of Bush Hill Park main line station, schools for all ages, green space, local shops, sports and leisure facilities. This is a delightful family home, or for someone looking for a bit more space and viewing is highly recommended.



# Floor plans



## Lathkill Close, EN1

Approximate Gross Internal Floor Area : 80.0 sq m / 861.11 sq ft  
(Excluding Shed)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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