

Goat Lane, Enfield

Available

£440,000 (Freehold)

BAKER AND CHASE



Nestled on Goat Lane in Enfield, this charming mid-terrace house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this extended property offers ample living space, making it ideal for those seeking comfort and convenience.

One of the standout features of this home is its close proximity to the picturesque Forty Hall Estate, a perfect spot for leisurely walks and enjoying nature. Additionally, local schools are within easy reach, ensuring that families have access to quality education for their children.

The property also benefits from a delightful garden, providing a private outdoor space for relaxation and recreation. Furthermore, there is significant potential for additional space, allowing you to tailor the home to your specific needs and preferences.

Being chain-free, this house is ready for you to move in without the hassle of lengthy waiting periods. Whether you are looking to settle down or invest in a promising property, this home on Goat Lane is certainly worth considering. Don't miss the chance to make it your own.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Front
Paved stairs, support rail, front garden

Inner Hallway
Porch, laminate flooring electric heater, coving, internal window to kitchen, under stair storage

Reception Room
Laminate flooring, electric heater, fireplace, coving, double glazed wooden windows, textured ceiling

Open Plan Kitchen/Diner
Laminate flooring, same wall and base units, double glazed UPVC, UPVC door leading to garden, electric cooker, tiled splashback, electric heater, coving, plumbed for washing machine, single drain and sink unit

First Floor Landing
Carpet, coving, loft hatch

Bedroom One
Built wardrobes, carpet, coving, double glazed wooden windows, electric heater

Bedroom Two
Built in storage, carpet, double glazed UPVC windows

Bedroom Three
Carpet, coving, double glazed wood windows

Shower Room
Fully tiled walls and flooring, pedestal wash basin, low level WC, frosted double glazed UPVC windows, shower cubicle

Garden
Crazy paving, North facing garden

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.








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c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

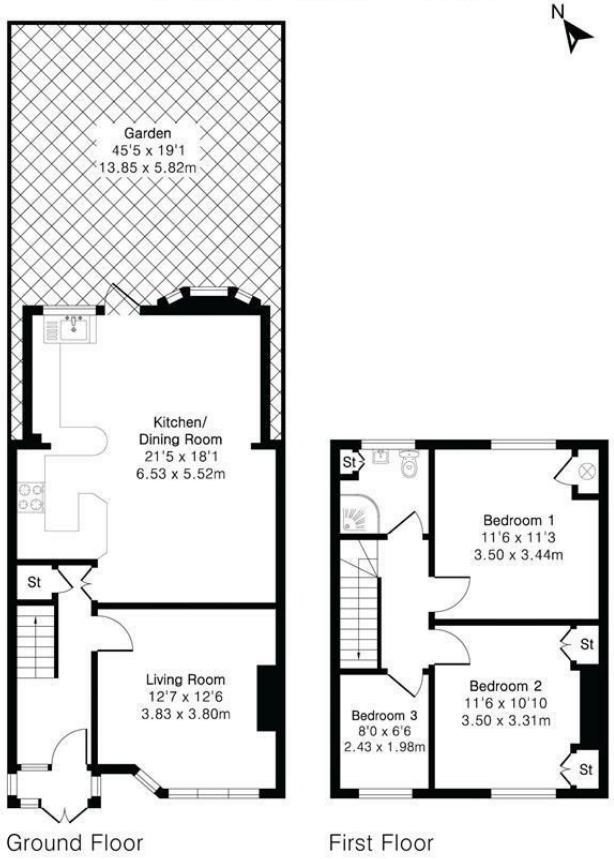
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 1013 sq ft - 94 sq m
Ground Floor Area 583 sq ft – 54 sq m
First Floor Area 430 sq ft – 40 sq m



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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EPC Rating / Local Authority: London Borough of Enfield / Council Tax Band: D

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