



Goat Lane, Forty Hill, Enfield

Available

£440,000 (Freehold)





A bright and practical two-bedroom home in a convenient Enfield Town location. Featuring a versatile loft space and a south-west facing garden, it offers comfortable living close to transport, amenities, and green spaces.

A well-proportioned two-bedroom home with versatile accommodation, a south-west facing rear garden, and a loft space offering additional storage or home office potential. Situated close to Forty Hall Estate and with easy access to the A10 and M25, this property provides a practical yet comfortable living environment.

The ground floor features a bright lounge with dual-aspect windows and laminate flooring, flowing seamlessly into the kitchen, which is fitted with a range of units, integrated appliances, and a door leading directly to the rear garden. A contemporary bathroom completes the ground floor accommodation.

On the first floor, two bedrooms provide well-balanced sleeping areas, with the principal bedroom benefiting from built-in storage. A staircase from the second bedroom leads to a loft area, ideal for a home office, study, or additional storage.

Externally, the south-west facing garden combines a paved patio with lawn, timber shed, and outside power, creating a flexible outdoor space for relaxation or entertaining. The front of the property offers a paved garden area and gas meter access.

Located on Goat Lane in Enfield Town, this property benefits from an excellent local position with a wide range of shops, cafés, restaurants and services right on your doorstep. Enfield Town railway station and Enfield Chase station are within easy reach, providing regular services into central London and beyond. A selection of well-regarded schools is close by, and nearby green spaces.

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

Front Garden

Gas meter box, paved area

Lounge

Spotlights to ceiling, double glazed window to front aspect, double glazed window to rear aspect, radiator x2, storage cupboard housing: fuse box and electric meter, door to kitchen, stairs to first floor landing, laminate wood flooring

Kitchen

Spotlights to ceiling, double glazed window to side aspect, eye and base level units, part tiled walls, fitted electric oven, fitted gas hob with extractor over, integrated fridge/freezer, space for washing machine, cupboard housing 'Vaillant' boiler, sink with mixer tap, door to bathroom, frosted double glazed door leading to rear garden, tiled flooring

Bathroom

Spotlight to ceiling, frosted double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, extractor fan, tiled walls, tiled flooring

First Floor Landing

Doors to both bedrooms, carpet

Bedroom 1

Spotlights to ceiling, 2x double glazed window to front aspect, 2x radiator, fitted wardrobes, carpet

Bedroom 2

Spotlights to ceiling, 2x double glazed window rear aspect, stairs leading to loft area, carpet

Loft Area

Velux window, fitted storage, under eaves storage, carpet

Rear Garden (South West Facing)

Outside tap, power point, timber built shed, part paved patio area, rest laid to lawn

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.

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.

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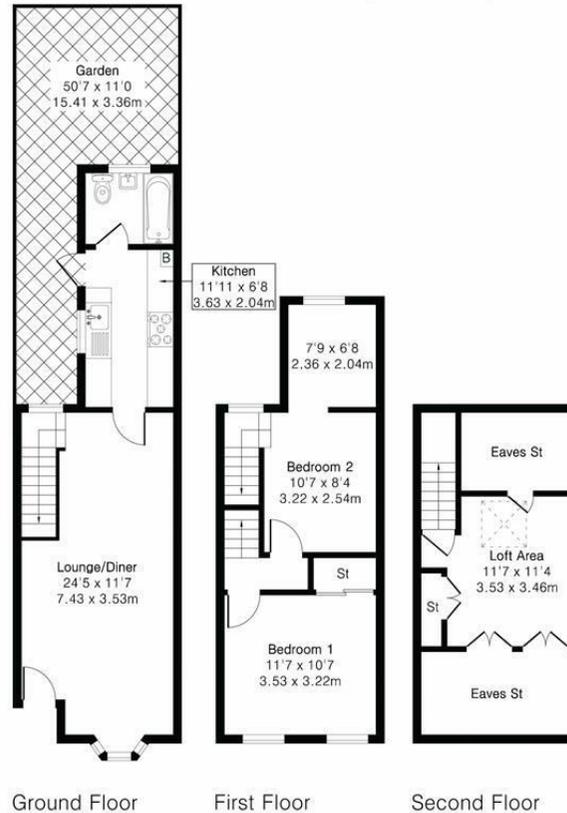


Approximate Gross Internal Area 861 sq ft - 80 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 323sq ft – 30 sq m

Second Floor Area 148 sq ft – 14 sq m



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.



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

