



Goat Lane, EN1 4TZ
Enfield





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GROUP

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Kings Group are delighted to present this well-presented three-bedroom terrace house, ideally located within walking distance of the picturesque Forty Hall Estate & Country Park. This charming property offers a spacious and practical layout, featuring three good-sized bedrooms, a bright and airy lounge, a fitted kitchen/diner perfect for family meals, an upstairs family bathroom, and a versatile loft room that can be used as a home office, playroom, or additional storage. This home is perfect for families, falling within the catchment area of some of Enfield's most sought-after schools, including Worcesters Primary School and Forty Hill Primary School. The location also benefits from excellent transport connections, with the A10 and M25 close by, offering convenient access to surrounding areas and into central London. Offering comfort, convenience, and an enviable location, this property is not to be missed. Contact Kings Group Enfield Town today to arrange your viewing.

Offers In Excess Of £499,995



- Fitted Kitchen/Diner
- South Facing Rear Garden
- Versatile Loft Room
- Highly Sought-After Location in Enfield

- Internal Viewings recommended

Entrance

single glazed windows at the front, gas/electric meter cupboard, single & double radiator, laminate flooring, power points

Lounge 12'50 x 12'82 (3.66m x 3.66m)

double glazed bay window at the front, coved ceiling & ceiling rose, dado rail walls, double radiator, laminate flooring, electric fireplace, TV aerial point, power points

Kitchen 18'23 x 11'30 (5.49m x 3.35m)

double glazed windows at the rear, double radiator, laminate flooring, tiled splash back walls, coved ceiling, wall units with roll top, integrated cooker, electric oven with gas hobs, extractor fan, double drainer unit sink, space for fridge freezer, plumbing for washing machine, dishwasher, built in storage cupboard, double glazed door at the rear leading to the garden, power points, gas fireplace

First Floor Landing

loft access, laminate flooring

Bathroom 6'68 x 6'03 (1.83m x 1.91m)

double glazed windows at the rear, single radiator, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower attachment, pedestal wash basin, low level w.c, tiled walls

Bedroom 1 11'18 x 10'89 (3.35m x 3.05m)

double glazed windows at the front, coved ceiling, double radiator, laminate flooring, original gas fireplace, built in storage cupboard, power points

Bedroom 2 11'33 x 11'20 (3.35m x 3.35m)

double glazed windows at the rear, double radiator, laminate flooring, power points

- Upstairs Family Bathroom
- Double Garage
- Close Proximity to Forty Hall Estate & Country Park
- Within Catchment Area of Sought After Schools Including Worcesters & Forty Hill Primary School

Bedroom 3 6'76 x 8'11 (1.83m x 2.72m)

double glazed windows at the front, single radiator, laminate flooring, power points

Loft Room 8'94 x 16'85 (2.44m x 4.88m)

velux windows at the rear, electric heater, lino flooring, eve storage

Garden 20'25 x 57'15 (6.10m x 17.37m)

access at the rear, fence panels, raised patio, outside wash basin, security light, south facing

Double Garage 18'41 x 15'18 (5.49m x 4.57m)









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Goat Lane

Approximate Gross Internal Floor Area : 97.80 sq m / 1052.71 sq ft
 (Excluding Garage & Eaves)

Garage Area : 25.90 sq m / 278.78 sq ft

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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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