



Goat Lane, EN1 4UA  
Enfield









## Goat Lane, EN1 4UA

This charming three-bedroom terrace house, located in the highly sought-after Forty Hill area, is being offered for sale with tenants in situ, currently generating a rental income of £2,000 per month. The property features a spacious through lounge, providing a welcoming living space, and an extended kitchen/diner, which has been updated with newly fitted double glazing to the rear, enhancing both energy efficiency and natural light.

Upstairs, you'll find three generously sized bedrooms, ideal for family living, as well as an upstairs family bathroom. Outside, the property benefits from a large, well-maintained rear garden, offering a private space for outdoor relaxation.

Situated within close proximity to excellent schools, including Worcesters Primary School, and within walking distance of the beautiful Forty Hall Estate, which boasts an abundance of green spaces.

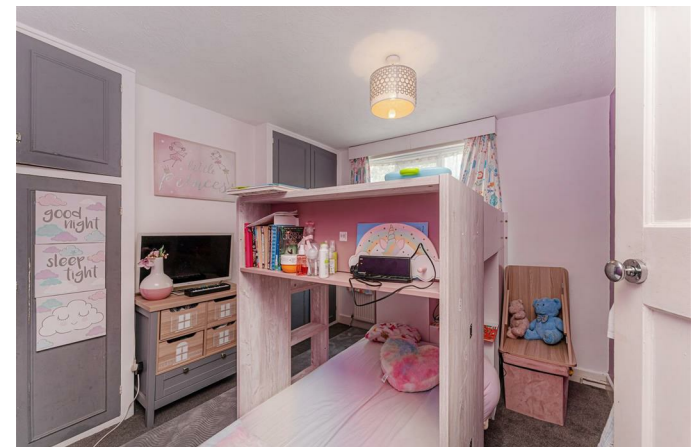
Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In Excess Of £485,000





- **INVESTORS ONLY to Be Sold With Tenants in Situ- £2000 Per Month Rental Income**
- **Spacious Through Lounge**
- **A Generous Sized Mainly Laid to Lawn Rear Garden**
- **Extended Three Bedroom Terrace House**
- **Fitted Kitchen/Diner**
- **Double Glazed Throughout With New Double Glazed Windows on Extended Diner**
- **Within Walking Distance of Forty Hall Estate Boasting an Ample Amount of Green Spaces**
- **Within Close Proximity of Sought After Schools Including Worcesters Primary School**
- **Upstairs Family Bathroom**
- **Sought After Forty Hill Location**







Abdul













Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

First Floor

Goat Lane

Approximate Gross Internal Floor Area : 95.20 sq m / 1024.72 sq ft  
(Excluding Shed)  
Shed Area : 13.10 sq m / 141.0 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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