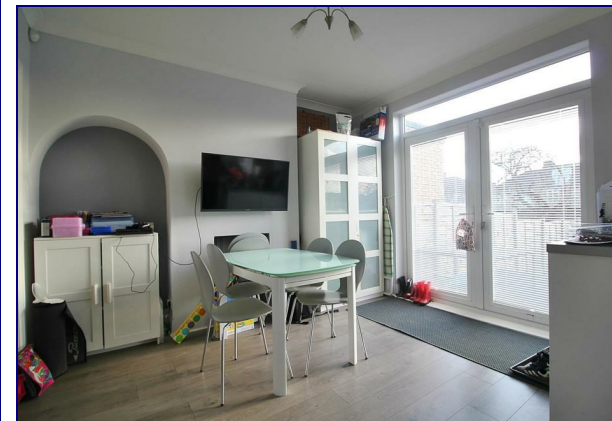




www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Carterhatch Lane, Enfield, EN1 4BG
£515,000

Kings Group - Enfield Town are delighted to offer For Sale, this FOUR BEDROOM END OF TERRACE HOUSE on Carterhatch Lane. Located in the popular Forty Hill area of Enfield Town, this 1930's property is comprised of four bedrooms, family bathroom with separate WC, family bathroom, living room, kitchen/diner. Located walking distance to a number of local shops and amenities, the property is also a short walk from the David Lloyd Leisure Centre on Carterhatch Lane. This ideal family home is located within the catchment area of both Worcesters Primary and Forty Hall C of E Primary Schools, as well as being within the catchment of Enfield's secondary schools. There is ease of access to the A10, with direct links to the A406 & M25, ideal for commuting. Additionally the property is within walking distance of the ever popular Forty Hall estate which offers plenty of green space and events throughout the year. To arrange a viewing, please do not hesitate to contact us.

Hallway

Radiator, Laminate flooring, Under stairs storage cupboard

Living Room

14'9 x 12'10 (4.50m x 3.91m)

UPVC double glazed bay window to the front aspect, Laminate flooring, Radiator, Internal bi folding door leading to the dining area

Dining Room

12'0 x 10'4 (3.66m x 3.15m)

UPVC double glazed french doors leading to the garden, Coving to ceiling, Laminate flooring

Kitchen

8'80 x 10'40 (2.44m x 3.05m)

UPVC double glazed window to the rear aspect, Base and wall units with flat top work surfaces, Sink and drainer unit with mixer tap, Integrated cooker with electric oven and hob, Tiled flooring, Spot lights

First Floor Landing

Carpeted flooring, Stairs leading to the second floor

Bedroom 1

15'10 x 10'10 (4.83m x 3.30m)

Double glazed velux windows to the front aspect, UPVC double glazed window to the rear aspect, Carpeted flooring, Eave storage, Fitted wardrobes, Radiator

Bathroom (Second Floor)

7'40 x 7'40 (2.13m x 2.13m)

UPVC double glazed window to the rear aspect, Panel enclosed bath with mixer tap, Low level WC, Wash hand basin with pedestal, Heated towel rail, Partly tiled walls, Tiled flooring

Bedroom 2

14'11 x 11'50 (4.55m x 3.35m)

UPVC double glazed bay window to the front aspect, Carpeted flooring, Spotlights, Radiator

Bedroom 3

11'11 x 10'60 (3.63m x 3.05m)

UPVC double glazed window to the rear aspect, Radiator, Spotlights, Carpeted flooring

Bedroom 4

10'50 x 7'0 (3.05m x 2.13m)

UPVC double glazed window to the front aspect, Carpeted flooring, Spotlights, Radiator

Bathroom (First Floor)

8'10 x 5'0 (2.69m x 1.52m)

UPVC opaque double glazed window to the rear aspect, Panel enclosed bath with mixer tap, Wash hand basin, Radiator, Spotlights, Laminate flooring

Seperate WC (First Floor)

Low level WC, UPVC double glazed opaque window to the rear aspect, Radiator, Laminate flooring

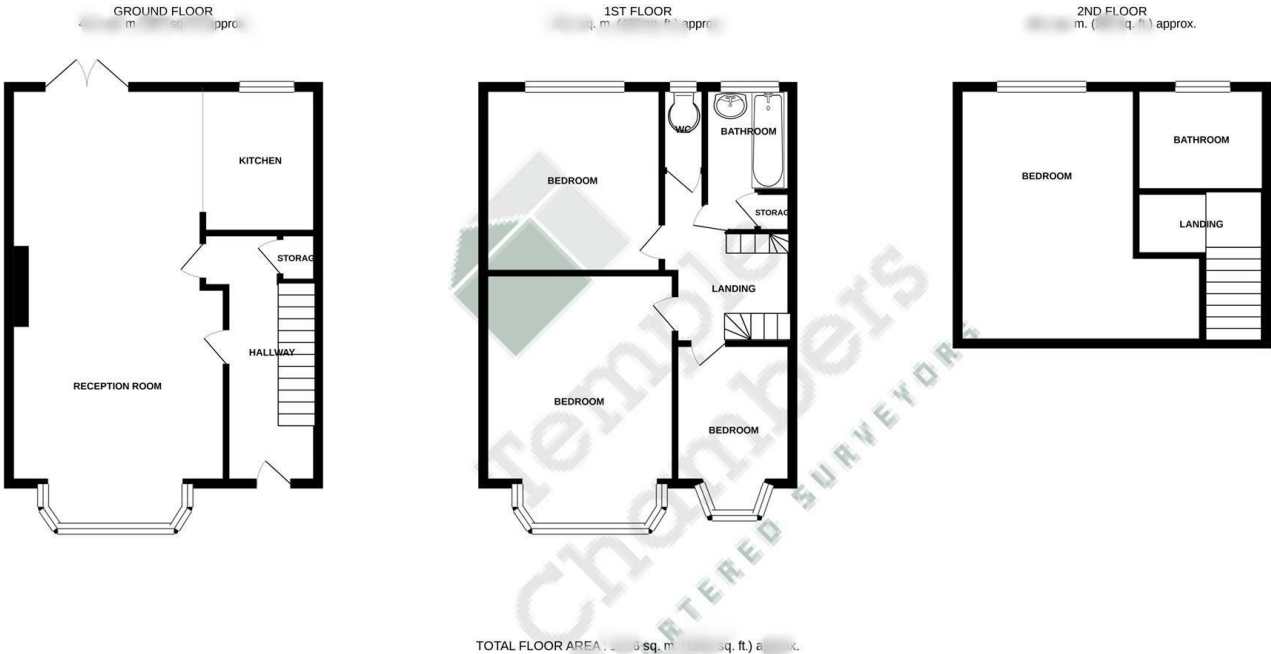
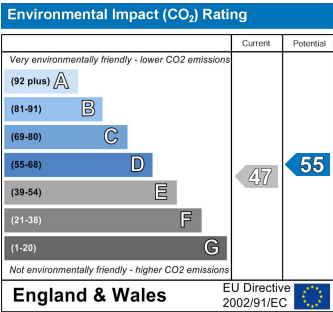
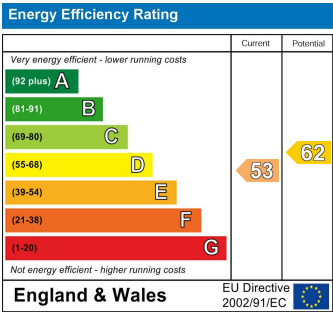
Garden

Mainly laid to artificial lawn, Side access, Decking area, Path leading to the rear carport

Carport

22'2 x 20'3 (6.76m x 6.17m)

Space for two vehicles, Gated access via Orchard Crescent



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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