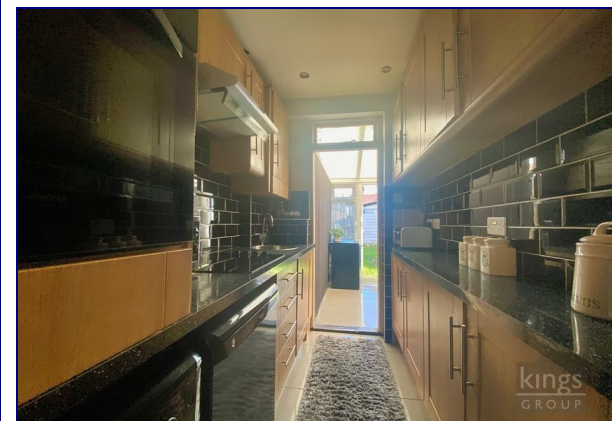




www.kings-group.net

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

Lathkill Close, Enfield, EN1 1HA
£450,000

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM END OF TERRACE HOUSE situated on a residential cul-de-sac which comprises of a spacious through lounge, well equipped kitchen, three good sized bedrooms and three piece bathroom suite upstairs. In addition, there is double glazed windows, gas central heating (untested), 47ft garden and single garage. The property is conveniently located for access to the A10, A406 & M25 all of which offer good road links to the surrounding areas, as well as it within walking distance to Bush Hill Park Station with direct link to Liverpool Street and the London underground via Seven Sisters Station. In our opinion this property would make the perfect family home or ideal investment property as its within the catchment area of some of Enfield's most sought after schools including Raglands Primary School, Enfield Grammar School, Enfield County and Kingsmead School. Please contact us on 0208 364 4118 to book a viewing.

Entrance
Front door to:-

Porch

Through Lounge
9'5 x 24'2 (2.87m x 7.37m)

Double glazed window to front aspect, coved ceiling, three double radiators, fireplace with wooden over mantle, TV point, phone point, power points, carpeted flooring.

Kitchen
8'6 x 5'6 (2.59m x 1.68m)
Single glazed window to rear aspect, tiled splash backs, range of base and wall units with granite effect roll top work surfaces, sink and drainer unit, integrated electric oven, electric hob, integrated hood extractor, space for fridge/freezer, plumbed for washing machine, spotlights, power points, tiled flooring.

Conservatory
12'3 x 7'9 (3.73m x 2.36m)
Double glazed window to rear and side aspect, two single radiator, power points, tiled flooring, double glazed French doors leading to garden.

First Floor Landing

Bedroom One
9'3 x 13'7 (2.82m x 4.14m)
Double glazed window to front aspect, double radiator, TV point, power points, carpeted flooring.

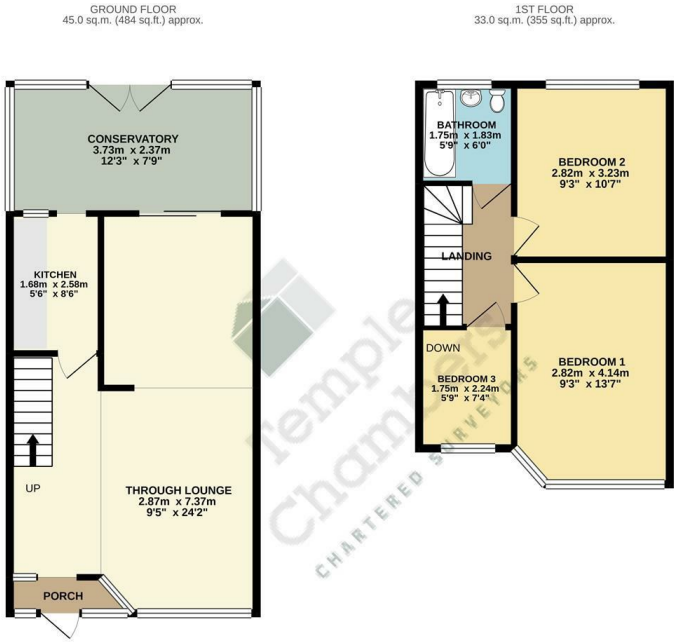
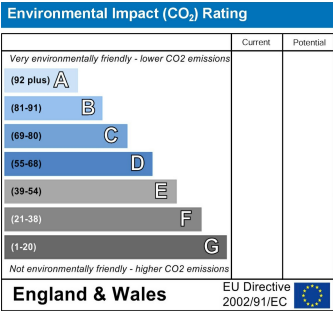
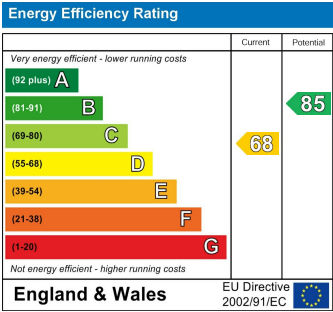
Bedroom Two
10'7 x 9'3 (3.23m x 2.82m)
Double glazed window to rear aspect, double radiator, power points, laminate flooring.

Bedroom Three
7'4 x 5'9 (2.24m x 1.75m)
Double glazed window to front aspect, double radiator, built-in storage cupboard, power points, laminate flooring.

Bathroom
6'0 x 5'4 (1.83m x 1.63m)
Double glazed opaque window to rear aspect, heated towel rail, tiled walls, panel enclosed bath with mixer tap, wash hand basin with mixer tap and vanity unit under, low level W.C, spotlights, tiled flooring.

Garden

47'0 (14.33m)
Mainly laid to lawn, side & rear access, patio, concrete paving, outside water tap, single garage to rear.



TOTAL FLOOR AREA: 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, volumes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only and not for prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.

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