

Lathkill Close, Enfield, EN1 1HA



£485,000

Kings Group - Enfield Town are pleased to offer this THREE BEDROOM END TERRACE HOUSE which comprises of two spacious reception rooms, downstairs shower room, a large well equipped kitchen / diner, three good sized bedrooms, three piece bathroom suite upstairs. In addition, there is a office downstairs, 45ft garden and a outhouse. 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 Galliard Primary School and Children Centre and Edmonton County

Entrance

Front door to:

Hallway

Double glazed opaque window to front, stairs to first floor landing, meter cupboard, double radiator, picture rail, dado rail, coved ceiling, telephone point, smoke alarm, power points, engineered wood flooring

Downstairs Shower Room

7'3 x 2'4 (2.21m x 0.71m)

Single glazed opaque window to rear, tiled splash backs, shower cubicle, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

Lounge

13'2 x 10'9 (4.01m x 3.28m)

Double glazed bay window to front, coved ceiling, double radiator, TV point, phone point, power points, engineered oak wood flooring.

Dining Room

14'0 10'2 (4.27m 3.10m)

Single glazed window to rear, double radiator, picture rail, coved ceiling, gas open style wrought iron fireplace with wooden over mantle, built in storage, TV point, power points, engineered oak wooden flooring, french door leading to kitchen.

Kitchen / Diner

13'11 x 9'9 (4.24m x 2.97m)

Double glazed window to rear, double radiator, tiled splash backs, range of base and wall units roll top work surfaces, integrated cooker, electric oven, gas hob, integrated chimney style hood extractor, double sink and drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, power points, tiled flooring, french door leading to garden.

First Floor Landing

Double glazed opaque window to side, loft access, picture rail, smoke alarm, power points, carpeted flooring.

Bathroom

6'2 x 7'9 (1.88m x 2.36m)

Double glazed opaque window to rear, single radiator, panel enclosed bath with shower attached, pedestal wash hand basin, low level W.C, tiled walls, spotlights tiled flooring

Bedroom 1

16'0 x 10'3 (4.88m x 3.12m)

Double glazed bay window to front, double radiator, picture rail, dado rail, power points engineered oak wooden flooring.

Bedroom 2

13'1 x 10'1 (3.99m x 3.07m)

Double glazed window to rear, double radiator, built in wardrobe, built in storage cupboard, power points, engineered oak wooden flooring.

Bedroom 3

8'9 x 6'0 (2.67m x 1.83m)

Double glazed bay window to front, single radiator, built in wardrobe, built in storage cupboard, picture rail, power points, carpeted flooring.

Downstairs Office

7'4 x 6'1 (2.24m x 1.85m)

Single radiator, power points, alarm panel, carpeted flooring

Garden

45'0 (13.72m)

Mainly laid to lawn with plant and shrub borders, side and rear access, patio, slate paving, brick built shed, outside water tap, outside security light.

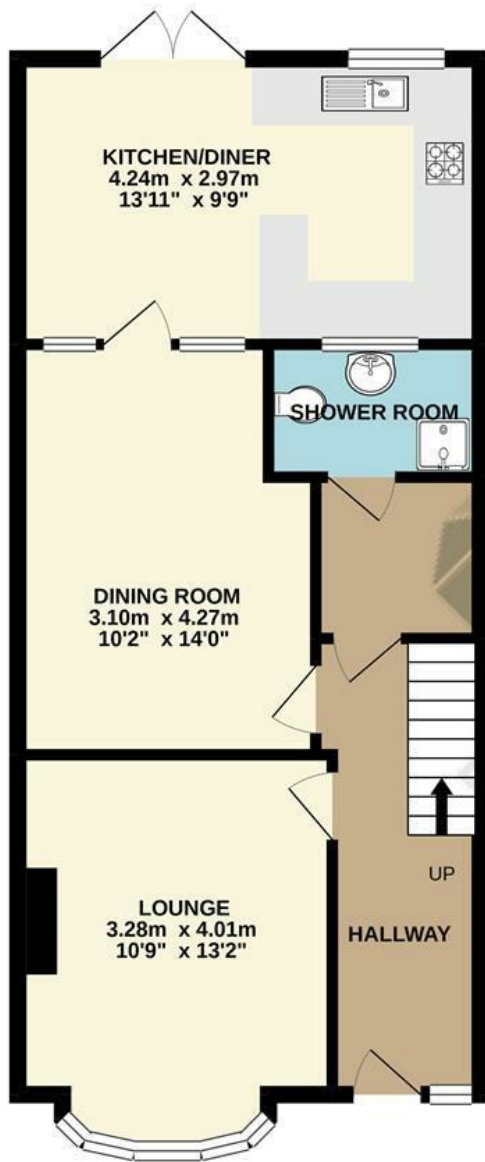
Outhouse

15'7 x 17'8 (4.75m x 5.38m)

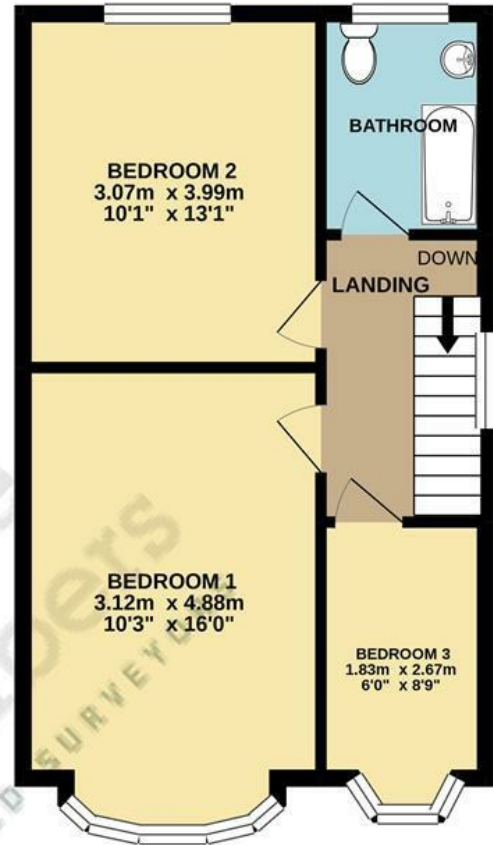
Power



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 92.0 sq.m. (990 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	60
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	