

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 bathroom suite upstairs. In addition, there is double glazed windows, gas central heating (untested), and garden. 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.

Hallway

Stairs to the first floor landing, Single glazed opaque window, Double radiator, Wooden flooring, Power points

Through Lounge

24'70 x 10'03 (7.32m x 3.12m)

Double glazed bay window to the front aspect, Double radiator x2, Carpeted flooring, Phone point, TV aerial point, Power points, Double glazed doors leading to conservatory

Kitchen

8'71 x 5'56 (2.44m x 1.52m)

Double glazed window to the rear aspect, Laminate flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric hob and oven, Integrated extractor hood, Double sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine, Double glazed door leading to the garden, Power points

Bathroom

6'08 x 5'50 (2.03m x 1.52m)

Double glazed opaque window to the rear aspect, Heated towel rail, Laminate flooring, Bath with shower attachment, Wash basin with mixer tap, Low level WC, Partly tiled walls

Bedroom 1

13'62 x 9'31 (3.96m x 2.74m)

Double glazed bay window to the front aspect, Double radiator, Carpeted flooring, Power points

Bedroom 2

10'82 x 9'34 (3.05m x 2.74m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Built in storage cupboard, Power points

Bedroom 3

7'43 x 5'92 (2.13m x 1.52m)

Double glazed window to the front aspect, Single radiator, Wooden flooring, Built in storage cupboard, Power points

Conservatory

9'55 x 8'01 (2.74m x 2.46m)

Double glazed windows to the rear aspect, Laminate flooring, French doors leading to the garden, Power points

Garden

approx 45 (approx 13.72m)

Side access, Plastic shed, Water tap



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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