

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 Galliard Primary School and Children Centre and Edmonton County. 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

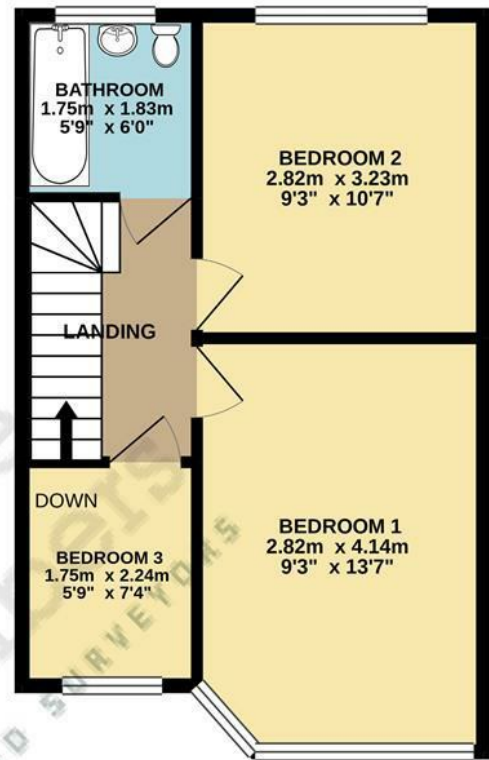
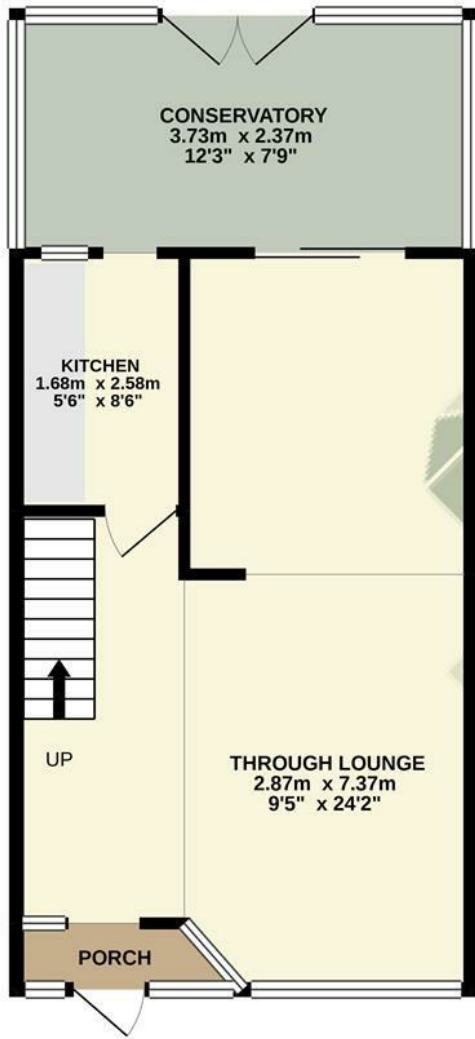
47'0 (14.33m)

Mainly laid to lawn, side & rear access, patio, concrete paving, outside water tap, single garage to rear.



GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



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 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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