

Lathkill Close, Enfield, EN1 1HA



£450,000

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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	