

Lathkill Close, Enfield, EN1 1HA



£550,000

Kings Group - Enfield Town are pleased to offer this Four/FIVE BEDROOM EXTENDED END TERRACE HOUSE which comprises of two spacious reception rooms, third reception room/bedroom 5, fitted kitchen, shower room, four good sized bedrooms and family bathroom. In addition, there is a wide rear wrap around garden and a driveway. 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

Shower Room

Lounge
23'0 x 10'4 (7.01m x 3.15m)

Dining Room
11'7 x 11'7 (3.53m x 3.53m)

Kitchen
15'9 x 7'5 (4.80m x 2.26m)

Bedroom Five
14'0 x 8'11 (4.27m x 2.72m)

First Floor Landing

Bathroom

Bedroom One
14'6 x 12'7 (4.42m x 3.84m)

Bedroom Two
9'3 x 9'0 (2.82m x 2.74m)

Bedroom Three
12'2 x 8'11 (3.71m x 2.72m)

Bedroom Four
9'1 x 8'5 (2.77m x 2.57m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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