



17 Goat Lane, Enfield, EN1 4TZ

£499,950





## 17 Goat Lane, Enfield, EN1 4TZ

Lanes Enfield Town are pleased to offer this well situated THREE BEDROOM mid-terrace family home located on Goat Lane in Enfield. This property boasts a delightful SOUTH FACING GARDEN, perfect for enjoying sunny days with your loved ones.

Upon entering, you are greeted by a cosy reception room and a fitted kitchen open to the dining area. The house features three bedrooms, a family bathroom, easy accessible loft space, a 60ft rear garden with a double garage. One of the highlights of this property is the additional loft room, offering versatility for various needs. Whether you dream of a home gym or a study, this space can easily be transformed to suit your lifestyle.

Situated within the catchment area of Worcesters Primary and Forty Hill CofE Primary, this home is perfect for families looking to be close to reputable schools.

Additionally, the convenience of a driveway for two cars ensures that parking will never be an issue.

For those who require extra storage or have a passion for DIY projects, the rear double garage accessed via a service road provides the perfect solution.

With easy access to the A10/M25, commuting to work or exploring the surrounding areas is a breeze.

Don't miss out on the opportunity to make this lovely house your new home.



### **Entrance**

Laminate floors, windows to front aspect, meter cupboard, radiator.

### **Reception** 13'8 x 12'8 (4.17m x 3.86m)

Laminate flooring, double glazed bay window to front aspect, radiator, electric fireplace.

### **Kitchen/Dining Room** 18'2 x 11'8 (5.54m x 3.56m )

Laminate flooring, double glazed windows to rear aspect and double glazed door leading to garden. Tiled splashbacks, integrated electric oven with gas hob, extractor hood, double drainer sink with mixer tap, plumbing for a washing machine and dishwasher, space for a fridge freezer, base level and eye level units. Gas fireplace, radiator and built in units.

### **First Floor Landing**

Laminate flooring, loft access and doors to all rooms. Wooden steps leading to loft room.

### **Bedroom One** 11'4 x 10'5 (3.45m x 3.18m)

Laminate flooring, double glazed windows to front aspect, radiator, gas fireplace, storage cupboards.

### **Bedroom Two** 11'4 x 11'3 (3.45m x 3.43m)

Laminate flooring, double glazed windows to rear aspect, radiator.

### **Bedroom Three** 7'9 x 6'7 (2.36m x 2.01m)

Laminate flooring, double glazed windows to front aspect, radiator.

### **Loft Room** 16'6 x 9'2 (5.03m x 2.79m)

Velux windows to rear aspect, electric heater, storage.

### **Garden**

Sheltered paved patio, lighting, shrubs, double garage with rear access to service road.

### **Garage** 18'5 x 15'3 (5.61m x 4.65m)

Double detached garage, up & over door.

### **Lanes Enfield Town Reference Number**

ET5183/CS/CS/AX/050924



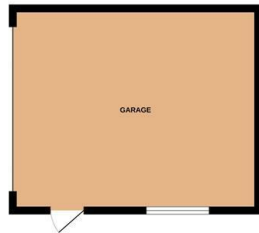








GARAGE  
280 sq.ft. (26.1 sq.m.) approx.



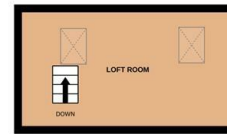
GROUND FLOOR  
466 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

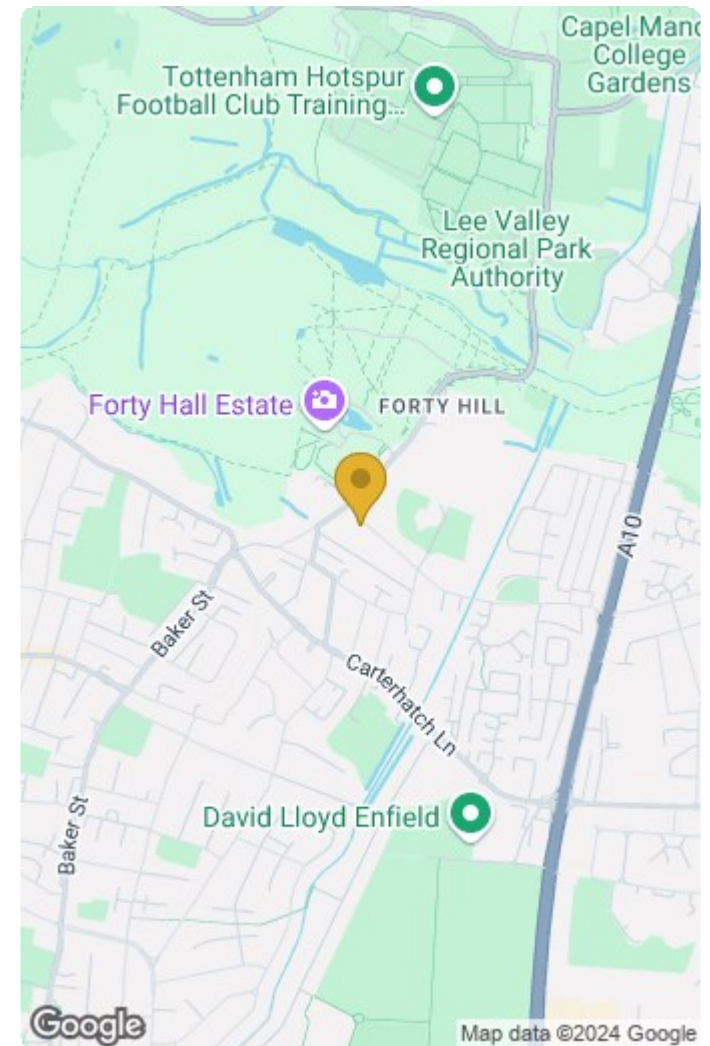


LOFT ROOM  
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1032sq.ft. (95.9 sq.m.) 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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