

GOAT LANE

Enfield EN1 4TZ



EXTENDED THREE BEDROOM TERRACED HOUSE

TWO RECEPTION ROOMS

SPACIOUS KITCHEN-DINER

FIRST FLOOR BATHROOM & DOWNSTAIRS GUEST CLOAKROOM

GOOD SIZED GARDEN WITH STORAGE SHED & REAR ACCESS

EASY ACCESS TO MOTORWAY LINKS M25/A10

CLOSE TO HISTORIC FORTY HALL & HIGHLY REGARDED SCHOOLS

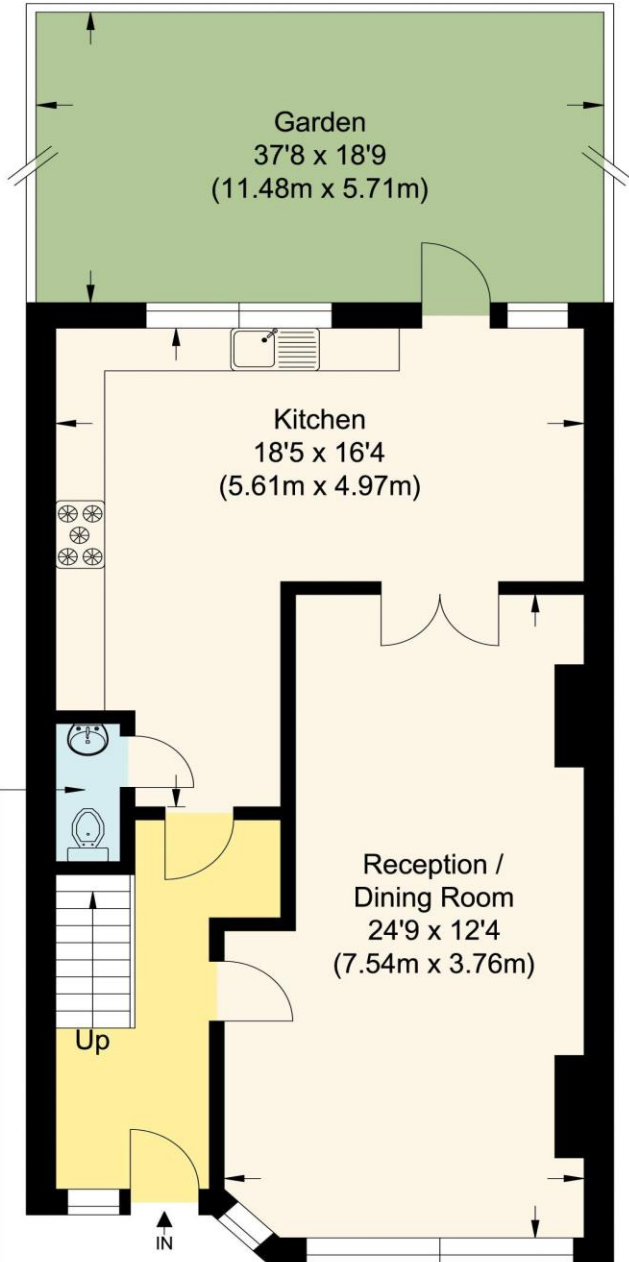
WITHIN EASY REACH OF LOCAL SHOPS, ENFIELD TOWN, BUS ROUTES & LEISURE FACILITIES

£535,000

Freehold

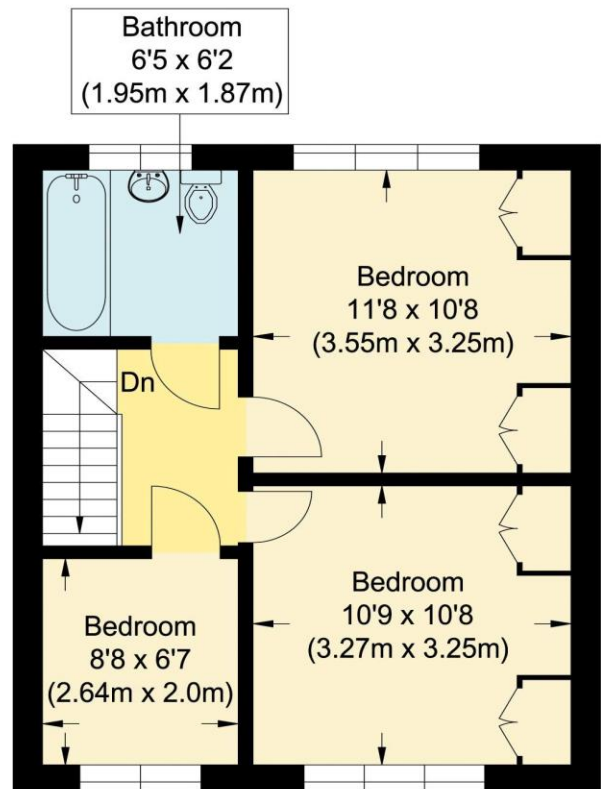
James Hayward are delighted to present an, extended three bedroom house, in a sought after location, close to the historic Forty Hall Estate and some well-regarded schools, including Worcester & Forty Hall Primary; motorway links, including M25 & A10, the David Lloyd leisure centre, Enfield Town, Bus routes and local shops are also within easy reach. The property provides well maintained living space and is complemented by a good sized garden with rear access and in our opinion, would make a delightful family home. Council Tax Band: D





Ground Floor

WC
5'4 x 2'2
(1.62m x 0.66m)



First Floor



Goat Lane

Approximate Gross Internal Floor Area : 94.10 sq m / 1012.88 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

40, Goat Lane ENFIELD EN1 4TZ	Energy rating D	Valid until: 26 January 2025
		Certificate number: 0931-2813-7390-9825-2305

Property type Mid-terrace house

Total floor area 89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/0931-2813-7390-9825-2305>

1/5

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000