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12 Lathkill Close, Enfield, EN1 1HA

£575,000

An ideal opportunity to purchase this CHAIN FREE 5 BEDROOM HOUSE with the potential to further extend. Located on a quiet cul-de-sac this property is within walking distance of Bush Hill Train Station, close to A10/M25 and all local amenities.

This family home benefits from spacious living room, separate dining room, good size kitchen, downstairs shower room and double bedroom on the ground floor whilst upstairs are four further bedrooms and bathroom.

The large south east facing garden is fully enclosed and there is also off road parking.



FRONT

Shared paved driveway with parking for up to two cars.

HALLWAY

Carpeted flooring, stairs to first floor landing, door to lounge and door to bedroom five.

LOUNGE

22'3 x 14'6 (6.78m x 4.42m)

Spacious lounge with laminate flooring, two radiators, under stair storage, double glazed to front, door to dining room and door to kitchen.

DINING ROOM

12'9 x 12'1 (3.89m x 3.68m)

Separate dining room with tiled flooring, radiator, double glazed to rear and French Doors to garden. Door to kitchen and door to downstairs cloakroom.

KITCHEN

16'3 x 7'6 (4.95m x 2.29m)

Well equipped kitchen with a range of base and eye level units and work top. Plumbing for washing machine and dishwasher, space for dryer and fridge freezer, oven with gas hob and overhead extractor fan and sink with splash back tiles.

Useful pantry style storage cupboard, tiled flooring, windows to side, new boiler and door to garden.

SHOWER ROOM

Comprising of shower cubicle with rainforest shower head, hand basin and low level WC. Tiled flooring, part tiled walls, extractor fan and windows to rear.

BEDROOM FIVE

14'7 x 9'1 (4.45m x 2.77m)

Double bedroom with radiator, double glazed windows to front and side and door to kitchen.

LANDING

Carpeted flooring, access to partly boarded loft.

BEDROOM ONE

14'7 x 14'0 (4.45m x 4.27m)

Spacious main bedroom with carpeted flooring, radiator and double glazed window to front.

BEDROOM TWO

12'1 x 9'1 (3.68m x 2.77m)

Further double bedroom with carpeted flooring, radiator and double glazed to front.

BEDROOM THREE

9'3 x 8'5 (2.82m x 2.57m)

Carpeted flooring, radiator and double glazed window to rear.

BEDROOM FOUR

9'2 x 8'0 (2.79m x 2.44m)

Good size single with carpeted flooring, radiator and double glazed window to rear.

BATHROOM

Comprising of panelled bath with hand held shower, hand basin and low level WC. Tiled floors and walls, radiator and frosted window to rear.

GARDEN

Large south east facing fully enclosed garden with part patio and part laid to lawn, shed to rear, water tap and side access to front of house.

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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