



302 Ladysmith Road, Enfield, EN1 3AF

£600,000





## 302 Ladysmith Road, Enfield, EN1 3AF

Welcome to this charming semi-detached house located on Ladysmith Road in the sought-after area of Enfield. This property boasts a spacious through lounge, perfect for entertaining guests or relaxing with family. With three bedrooms, there is plenty of space for a growing family or for those in need of a home office.

The house features a first floor bathroom. Additionally, the convenience of a ground floor W.C adds a modern touch to this traditional home.

Situated in a peaceful neighbourhood, this property provides a perfect blend of suburban tranquillity and city accessibility. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.



### **Porch**

Multi aspect double glazed windows, tiled floor and door leading to inner hallway.

### **Inner Hallway**

Frosted double glazed window to front aspect, laminate wood flooring, stairs leading to first floor landing, radiator, doors leading to through lounge and W.C.

### **Through Lounge**

33'0" x 11'0" narrowing to 8'11" (10.06m x 3.35m narrowing to 2.72m)

Double glazed bay window to front aspect, double glazed sliding door leading to rear garden, two radiators and door leading to kitchen.

### **Kitchen**

15'11" x 7'0" (4.85m x 2.13m)

Double glazed window to rear aspect, double glazed door leading to rear garden, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric cooker with extractor fan, integrated under counter fridge and freezer, space for washing machine and dish washer, spotlights, radiator, tiled floor and part tiled walls.

### **W.C**

Vanity sink with pillar taps, low flush W.C and radiator.

### **First Floor Landing**

Frosted double glazed window to side aspect, loft access and doors leading to all rooms.

### **Bedroom One**

14'2" into bay x 10'10" (into fitted wardrobes) (4.32m into bay x 3.30m (into fitted wardrobes))

Double glazed bay window to front aspect, radiator and fitted wardrobes.

### **Bedroom Two**

12'0" x 10'0" (into fitted wardrobes) (3.66m x 3.05m (into fitted wardrobes))

Double glazed window to rear aspect, fitted wardrobe and radiator.

### **Bedroom Three**

6'10" x 6'0" (2.08m x 1.83m)

Double glazed window to front aspect and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, panel enclosed bath with pillar taps and wall mounted shower, pedestal wash hand basin with pillar taps, low flush W.C, spotlights, radiator and part tiled walls.

### **Exterior - Front**

Mainly laid to lawn with flower bed borders including various shrubs, plants trees and bushes (potential to convert to own driveway), shared drive with gate leading to rear garden and up and over door leading to garage.

### **Garage**

19'9" x 9'7" (6.02m x 2.92m)

Up and over door, power and lighting.

### **Exterior - Rear**

Patio area, rest laid to lawn, flower bed borders with various plants and shrubs, gate leading to side access.

### **Lanes Estate Agents Enfield Reference Number**

ET5153/PB/AX/AX/200424





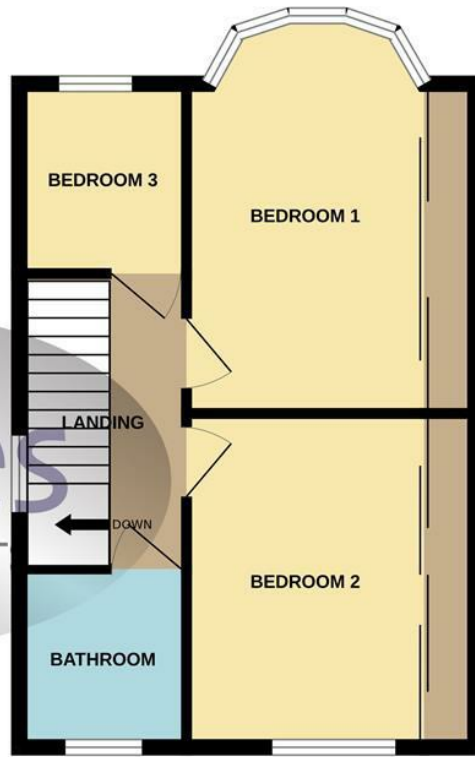
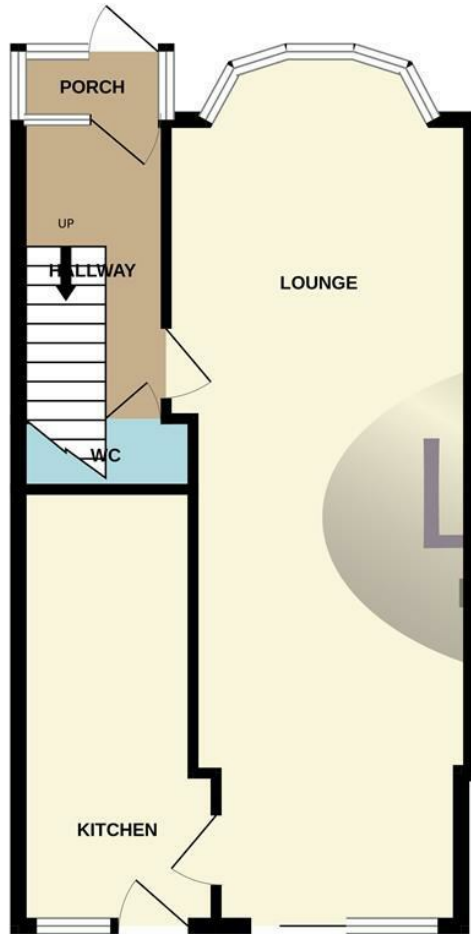






GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

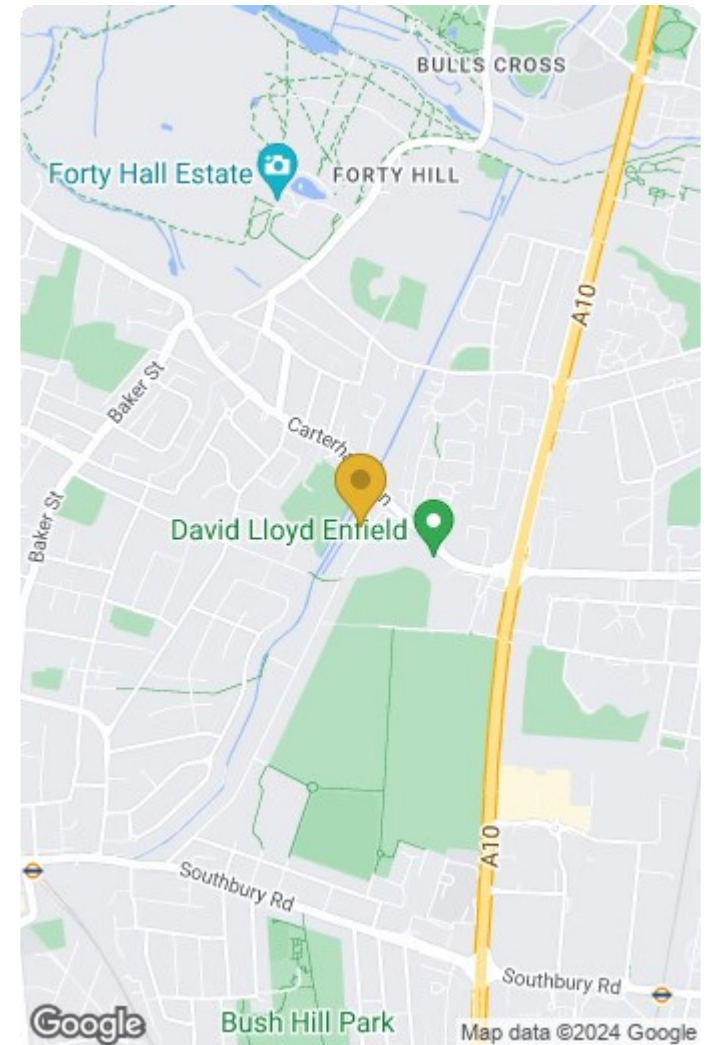


TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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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**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

