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63 Landseer Road, Enfield, EN1 1DP  
£475,000

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## 63 Landseer Road, Enfield, EN1 1DP

Lanes Enfield are pleased to present to the market this chain free Two Bedroom house located within walking distance To Bush Hill Park Station. The property is also situated within easy reach of Enfield Town's multiple shops and restaurants. Recently refurbished this property boasts of 25ft through lounge, 20ft + kitchen, first floor bathroom and two double bedrooms. Viewing is highly recommended to fully appreciate this property. Call Now, Keys Held!



### **Porch**

Glazed window to front aspect, tiled floor, storage area and door leading to lounge.

### **Lounge** 25'9" x 15'5" (7.85m x 4.70m)

Glazed windows to front aspect, double glazed patio doors leading to rear garden, painted exposed floorboards, three original radiators, open feature fireplace, stairs leading to first floor landing and access leading to kitchen.

### **Kitchen** 22'9" x 7'9" (6.93m x 2.36m)

Dual aspect double glazed windows, double glazed door leading to rear garden, eye and base level units with roll top worksurfaces, fitted oven with gas hob and extractor hood, stainless steel sink with mixer tap and drainer unit, space for washing machine, dish washer and fridge/freezer, radiator, tiled floor and part tiled walls.

### **First Floor Landing**

Loft access and doors leading to all rooms.

### **Bedroom One** 15'8" x 11'3" (4.78m x 3.43m)

Glazed window to front aspect, storage cupboard and radiator.

### **Bedroom Two** 17'1" x 7'9" (5.21m x 2.36m)

Double glazed window to side aspect and radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, four piece suite comprising of freestanding clawfoot bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin with pillar taps, low flush W.C, lino flooring, spotlights, original radiator and part tiled walls.

### **Exterior - Front**

Part paved with shingled area.

### **Exterior - Rear**

Lawn area, flower bed borders with various plants, shrubs and bushes, shingled area and pond.

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

ET5169/AX/AX/AX/110724





GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

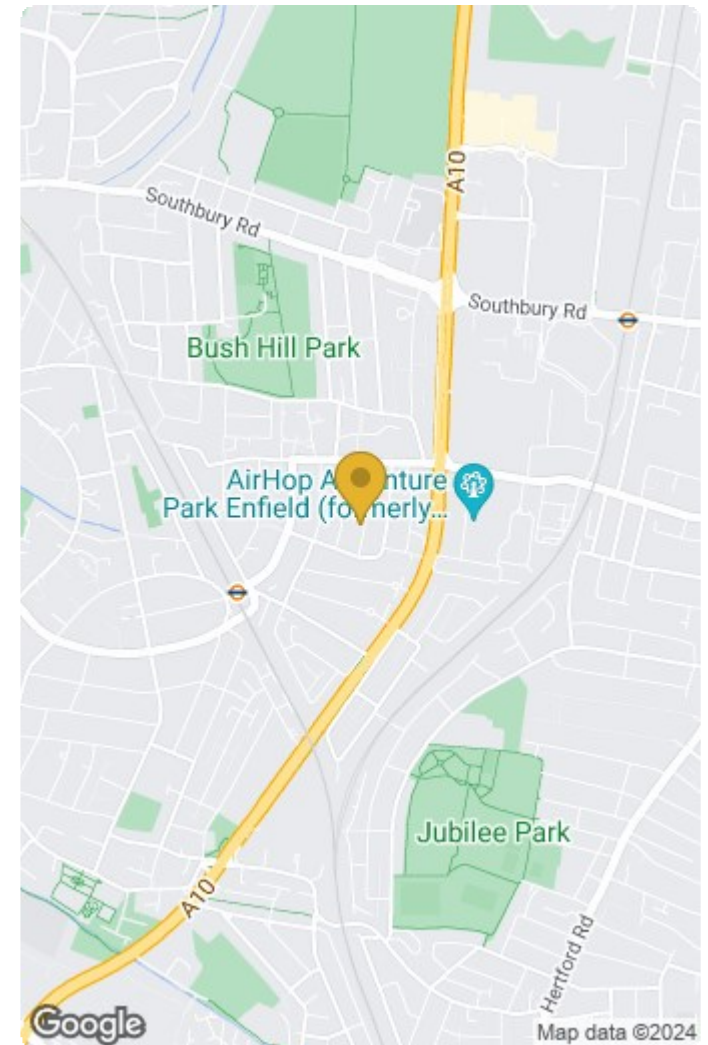


TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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