



# Castles

ASKING PRICE

**£640,000**

**Ladysmith Road**

Enfield, EN1 3AQ





## PROPERTY SUMMARY

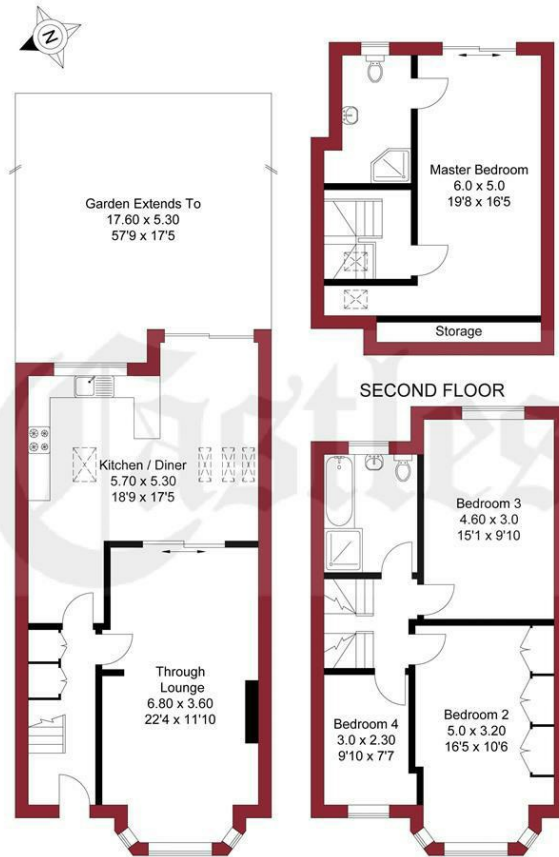
A well presented and extended 4 bedroom bay fronted family house with stunning park views to rear located in a no-through road on the popular Willow Estate less than 1 mile from Enfield Town Centre and Train Station and close to local shops, schools and Enfield Playing Fields. The property is an ideal family house with spacious rooms and viewing is highly recommended. Features include: double glazing, gas central heating, front off street parking, spacious living room, extended kitchen/diner with skylights and bi-fold doors, 1st floor family bathroom, park views to rear, loft bedroom and en-suite shower room, good size rear garden, ideal family house, viewing is highly recommended.







APPROXIMATE GROSS INTERNAL AREA  
133.60 sqm / 1438.05 sqft



GROUND FLOOR FIRST FLOOR  
THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

## A guide to the area

AREA GUIDE TEXT



House - Terraced

Freehold

**Council:**

**Council Tax Band:** E

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

### OFFICE DETAILS

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |         | Current | Potential |
|---|---------|---------|-----------|
| Very energy efficient - lower running costs |         |         |           |
| A   | (12-14) |         |           |
| B   | (15-17) |         |           |
| C   | (18-20) |         |           |
| D   | (21-23) |         |           |
| E   | (24-26) |         |           |
| F   | (27-29) |         |           |
| G   | (30-35) |         |           |
| Not energy efficient - higher running costs |         |         |           |
| England & Wales                             |         |         |           |