



**Ladysmith Road, Enfield, EN1 3AH**



**welcome to**

## **Ladysmith Road, Enfield**

Particularly spacious and extended four bedroom family house in a most convenient and sought after location, within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line). Good schools are also close at hand.

The well-presented property features:-



### **Entrance Porch**

To:-

### **Spacious Entrance Hall**

Wood flooring, dado rail, radiator and cover.

### **Cloakroom / WC**

Low flush WC, vanity wash hand basin with cupboard under, quarry tiled floor, fully tiled walls.

### **Lounge / Dining Room**

28' 4" x 13' 2" ( 8.64m x 4.01m )  
Wood flooring, two radiators (one covered), attractive fireplace.

### **Kitchen**

18' 3" x 7' 6" ( 5.56m x 2.29m )  
Beautifully and comprehensively fitted in modern grey units, comprising base units with worktops, matching wall cabinets, inset ceramic hob with fume extractor hood over, built-in oven, inset one and half bowl sink unit, plumbing for dishwasher and washing machine, radiator, slate style ceramic tiled floor, part tiled walls.

### **First Floor**

#### **Landing**

Fitted carpet.

#### **Bedroom One**

15' 5" x 12' 2" ( 4.70m x 3.71m )  
Laminate floor, radiator, range of built-in wardrobe cupboards.

#### **Bedroom Two**

12' 2" x 11' 8" ( 3.71m x 3.56m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards, one housing combination gas central heating boiler.

#### **Bedroom Three**

7' 3" x 6' ( 2.21m x 1.83m )  
Laminate floor, radiator.

#### **Bathroom / Shower Room**

Panelled bath, vanity wash hand basin with cupboard under, low flush WC (white suite), separate shower cubicle, vinyl floor, fully tiled walls.

### **Second Floor**

#### **Landing**

#### **Bedroom Four (master)**

14' 9" x 13' ( 4.50m x 3.96m )  
Stripped floor, radiator, eaves cupboards, range of built-in wardrobe cupboards.

#### **En-Suite Shower Room / WC**

Shower cubicle, bracket wash hand basin, low flush WC (white suite), vinyl floor.

### **Outside**

#### **Rear Garden**

Approximately 75' of east facing rear garden, patio, laid to lawn, brick built BBQ.

#### **Workshed**

Large concrete workshed to rear plus two worksheds.





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## Ladysmith Road, Enfield

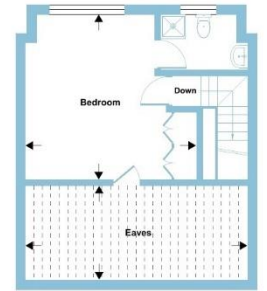
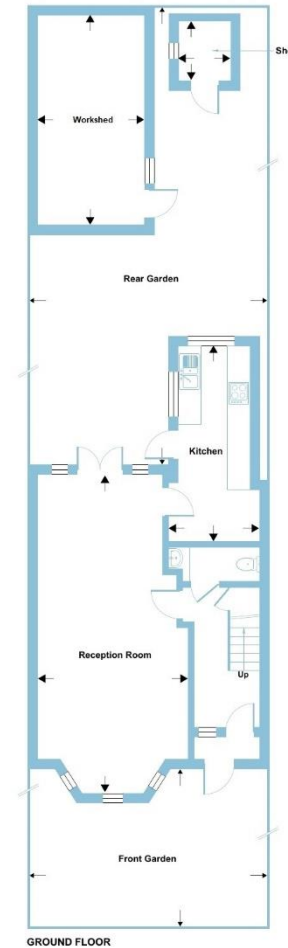
- Large Concrete Workshed To Rear
- 75' Rear Garden
- Large Open Planned Lounge / Dining Room
- En-Suite To Master Bedroom
- Superb Extended Kitchen

Tenure: Freehold EPC Rating: C

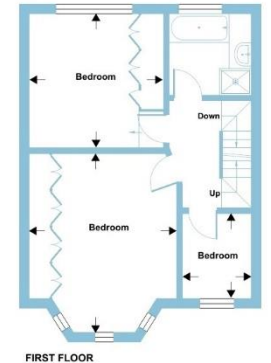
Fixed Price

**£600,000**

Please note the marker reflects the postcode not the actual property



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

### Ladysmith Road, Enfield, EN1

Approximate Area = 1378 sq ft / 128 sq m  
Limited Use Area(s) = 173 sq ft / 16.1 sq m  
Workshed = 174 sq ft / 16.1 sq m  
Outbuilding = 24 sq ft / 2.2 sq m  
Total = 1749 sq ft / 162.3 sq m  
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2022. Produced for Barnard Marcus. REF: 1031774



Property Ref:  
ENF103301 - 0008

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