



Ladysmith Road, Enfield, EN1 3AH

welcome to

Ladysmith Road, Enfield

Barnfields are extremely pleased to offer this superb, four bedroom house in a most sought after and convenient cul-de-sac backing onto and with wonderful views over parkland, yet 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 accommodation features:-



Original Front Door

With attractive stained glass window, understairs storage cupboard, laminate floor, radiator.

Cloakroom / WC

Low flush WC, bracket wash hand basin, vinyl floor, fully tiled walls.

Lounge

13' 2" into bay x 13' (4.01m into bay x 3.96m)
Fireplace with gas coal living flame fire and wooden mantel, radiator, fitted carpet, arch opening to dining room.

Dining Room

13' 5" x 11' 2" (4.09m x 3.40m)
Fitted carpet, radiator, French doors to kitchen.

Kitchen / Breakfast Room

Irregular Shaped Room 18' x 18' to extremes (5.49m x 5.49m)
L shaped

Comprehensively fitted in oak units, comprising base units with worktops, inset sink unit, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in double oven and grill, breakfast bar, integrated dishwasher and washing machine, fridge-freezer, wall mounted combination gas central heating boiler, radiator, ceramic tiled floor, double glazed French doors to garden.

First Floor

Landing

Fitted carpet.

Bedroom One

14' 7" x 12' 7" (4.45m x 3.84m)
Fitted carpet, laminate floor, range of built-in wardrobe cupboards and drawer units.

Bedroom Two

12' x 11' 2" (3.66m x 3.40m)
Laminate floor, radiator.

Bedroom Three

9' 6" x 6' 7" (2.90m x 2.01m)
Vinyl floor, radiator, storage cupboard.

Family Bathroom

Panelled bath, pedestal wash hand basin, low flush WC, walk-in shower cubicle (white suite), vinyl floor, radiator, fully tiled walls.

Second Floor

Bedroom Four (Master Bedroom)

19' 2" x 13' 2" (5.84m x 4.01m)
Laminate floor, range of built-in wardrobe cupboards, double glazed French doors to juliet balcony with views over parkland, eaves cupboards, walk-in storage cupboard.

Bathroom / WC

Panelled bath with shower control, shower screen, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail.

Outside

Front Garden

Brick paved providing off-street parking for 2 cars.

Rear Garden

Approximately 60' of rear garden with views, backing onto and with views over parkland, decking patio, laid to lawn, gravel area, detached concrete garage with power and lighting. Vehicular access has ceased at rear.





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welcome to

Ladysmith Road, Enfield

- Two Bathrooms
- 60' Rear Garden Onto Parkland
- Four Bedrooms
- Spacious Attractive Lounge
- Good Sized Dining Room

Tenure: Freehold EPC Rating: D

Offers Over
£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103826 - 0003

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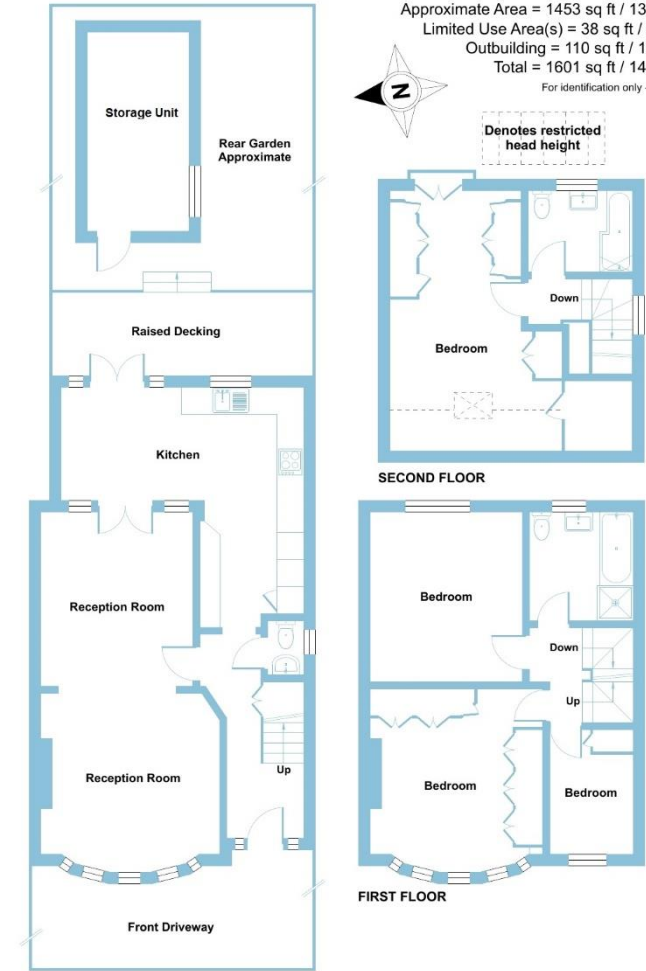
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Ladysmith Road, Enfield, EN1

Approximate Area = 1453 sq ft / 134.9 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 1601 sq ft / 148.6 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

SECOND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Barnard Marcus. REF: 1090027



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