

Ladysmith Road, Enfield, EN1 3AJ



## welcome to

## **Ladysmith Road, Enfield**

Barnfields are delighted to offer for sale this elegant and spacious, extended family house located in a most desirable location close to Enfield Playing Fields, George Spicer Primary School, Enfield Town Overground Station and Enfield Town shopping centre.

The property is offered in immaculate condition throughout and must be viewed to be fully appreciated.







### Hallway

Engineered wood flooring, understairs storage cupboard.

### **Reception Room One**

13' 2" x 13' at widest ( 4.01m x 3.96m at widest ) Engineered wood flooring, radiator, double glazed bay window to front with fitted shutters, fireplace recess.

### **Reception Room Two**

12' 11" x 11' 5" at widest ( 3.94m x 3.48m at widest ) Engineered wood flooring, column radiator, open plan to:-

## **Kitchen / Dining Area**

17' 8" x 7' at widest (5.38m x 2.13m at widest) Range of fitted white wall and base units with Quartz worktops undermount sink, ceramic induction hob, built-in double oven, large double glazed window overlooking the garden, space for fridge/freezer, engineered wood flooring, column radiator, two skylights, bi-fold doors opening to decked terrace, column radiator, spotlights.

## **Utility Lobby**

With space for a stacked washing machine and tumble dryer, engineered wood flooring.

#### **Downstairs WC**

Low level WC, wall mounted hand basin, tiled floor and walls.

#### **First Floor**

## Landing

Engineered wood flooring.

### **Bedroom Two**

14' 6" x 12' 9" at widest (  $4.42m \times 3.89m$  at widest ) Wood flooring, double glazed bay window to front with fitted shutters, radiator.

#### **Bedroom Three**

11' 10"  $\times$  11' 9" at widest ( 3.61m  $\times$  3.58m at widest ) Wood flooring, double glazed bay window to rear with fitted shutters, radiator.

## **Bedroom Four / Study**

5' 11" x 4' 7" at widest ( 1.80m x 1.40m at widest ) Wood flooring, double glazed window to front, radiator.

#### **Bathroom**

Freestanding bath with shower and tap, wall mounted hand basin, low level WC, step-in shower unit, tiled walls and floor, radiator, double glazed window to rear, spotlights.

## **Top Floor**

#### **Bedroom One**

18' 4" x 11' 8" at widest ( 5.59m x 3.56m at widest ) A spacious room with wood flooring, four Velux windows, two radiators, ample eaves storage space, door to:-

#### **En-Suite**

Tiled shower unit, wall mounted hand basin, low level WC. radiator.

#### Outside

#### Rear Garden

A magnificent approx. 70ft. south easterly facing rear garden with a decked terrace just off of the kitchen/breakfast room, stepping down to a manicured lawn and shed to rear.

#### **Front Garden**

Brick paved off-street parking to the front.





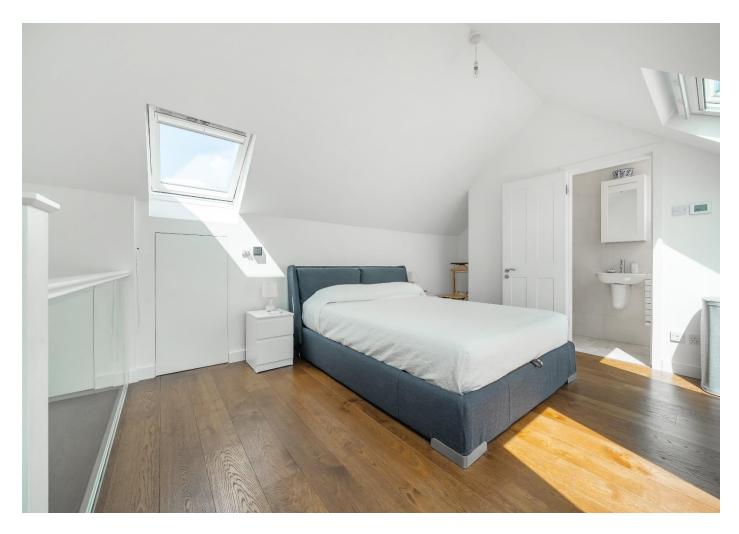




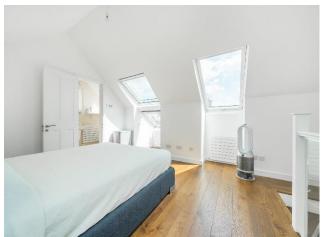












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## Ladysmith Road, Enfield

- Three / Four Bedrooms
- Two Reception Rooms
- En-Suite Shower Room & Family Bathroom
- Approx. 70ft South Easterly Facing Rear Garden
- Off-Street Parking

Tenure: Freehold EPC Rating: C

# £700,000



Please note the marker reflects the postcode not the actual property

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## Ladysmith Road, Enfield, EN1

Approximate Area = 1362 sq ft / 126.5 sq m Limited Use Area(s) = 215 sq ft / 19.9 sq m Outbuilding = 97 sq ft / 8 sq m Total = 1664 sq ft / 154.5 sq m

barnfields



Denotes restricted





020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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