



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 x 3.89m at widest)
Wood flooring, double glazed bay window to front with fitted shutters, radiator.

Bedroom Three

11' 10" x 11' 9" at widest (3.61m x 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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welcome to

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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Property Ref:
ENF104421 - 0002

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Approximate Area = 1362 sq ft / 126.5 sq m
Limited Use Area(s) = 215 sq ft / 19.9 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1664 sq ft / 154.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
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