



**Ladysmith Road, Enfield, EN1 3AA**

**welcome to**  
**Ladysmith Road, Enfield**

Barnfields are delighted to offer for sale spacious mid-terraced family house backing onto The New River Loop. Situated in this quiet residential location just minutes from local shops, Enfield Town with its multiple shopping facilities, rail station (Liverpool Street Line) and the A10 with its abundance of retail parks and within close proximity of good schools.

The property is offered on a chain free basis and must be viewed to appreciate it's potential.



## Hallway

Fitted carpet, radiator, understairs storage cupboard.

## Front Reception Room

13' 3" x 13' 1" ( 4.04m x 3.99m )

Fitted carpet, bay window to front, radiator, open fireplace with granite hearth and wooden surround.

## Rear Reception Room

13' x 12' 2" ( 3.96m x 3.71m )

Fitted carpet double glazed doors to garden, radiator, wall mounted gas fire.

## Kitchen

9' 6" x 7' 4" ( 2.90m x 2.24m )

Range of fitted wall and base units with toning worktops, double circular sink unit, space for cooker, plumbing for washing machine, tiled splashbacks, space for fridge-freezer, double glazed door to garden, tiled floor.

## First Floor

### Landing

Fitted carpet, loft hatch opening to loft storage space.

### Bedroom One

14' 6" x 13' 1" ( 4.42m x 3.99m )

Fitted carpet, bay window to front, radiator, range of built-in wardrobes.

### Bedroom Two

11' 11" x 11' 11" ( 3.63m x 3.63m )

Fitted carpet, double glazed windows to rear, built-in wardrobes, original built-in cupboard housing the hot water tank.

### Bedroom Three

9' 1" x 5' 10" ( 2.77m x 1.78m )

Fitted carpet, radiator, windows to front.

## Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, tiled walls, radiator, windows to rear, tiled floor.

## Outside

### Rear Garden

An approximately 50ft rear garden with paved patio area to front, rest laid to lawn with storage shed.

### Front Garden

Off-street parking space to front for one car.



**view this property online** [barnfields.co.uk/Property/ENF104956](http://barnfields.co.uk/Property/ENF104956)





welcome to

## Ladysmith Road, Enfield

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Scope to Extend (Subject to relevant Planning Permissions)
- First Floor Bathroom

Tenure: Freehold EPC Rating: E

Offers In Excess Of

**£550,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:  
ENF104956 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Ladysmith Road, Enfield, EN1

Approximate Area = 977 sq ft / 90.7 sq m  
Outbuilding = 36 sq ft / 3.3 sq m  
Total = 1013 sq ft / 94 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Barnard Marcus. REF: 1256848

 barnfields

  
barnfields



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



[barnfields.co.uk](https://www.barnfields.co.uk)