



Ladysmith Road, EN1 3AF
Enfield





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This beautifully presented THREE BEDROOM TERRACED HOUSE is located within easy reach of Enfield Town Mainline Station which offers fast links into London Liverpool Street with connections to the underground (Victoria Line) at Seven Sisters. Other good transport links are also easily accessible along with the A10 / M25 which offer good road links to the surrounding areas. The David Lloyd Leisure Centre is nearby offering a range of facilities including swimming pools and tennis courts. This ideal family home falls within the catchments of some of Enfield's most sought after schools including Worcesters Primary School. The accommodation comprises two reception rooms, three bedrooms, fitted kitchen and family bathroom. There is the added benefit of off street parking at the front of the property for two vehicles. Call to arrange a viewing.

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£560,000



- Three Bedroom Mid Terraced House
- Triple Glazed Lounge & Master Bedroom Bay Windows
- Off Street Parking for Two Vehicles
- Catchment of Sought After Local Schools

- Well Presented Throughout
- Fitted Modern Kitchen
- West Facing Garden

Entrance Hallway

Lounge 14'7 x 11'2 (4.45m x 3.40m)

Kitchen/ Dining Room 17'2 x 12 (5.23m x 3.66m)

First Floor Landing

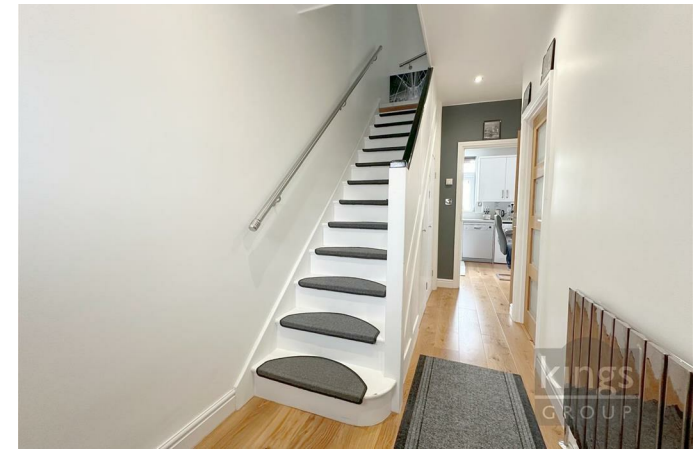
Bedroom One 14 x 10'3 (4.27m x 3.12m)

Bedroom Two 12 x 10'3 (3.66m x 3.12m)

Bedroom Three 7 x 6'6 (2.13m x 1.98m)

Bathroom 7 x 6'6 (2.13m x 1.98m)

Garden





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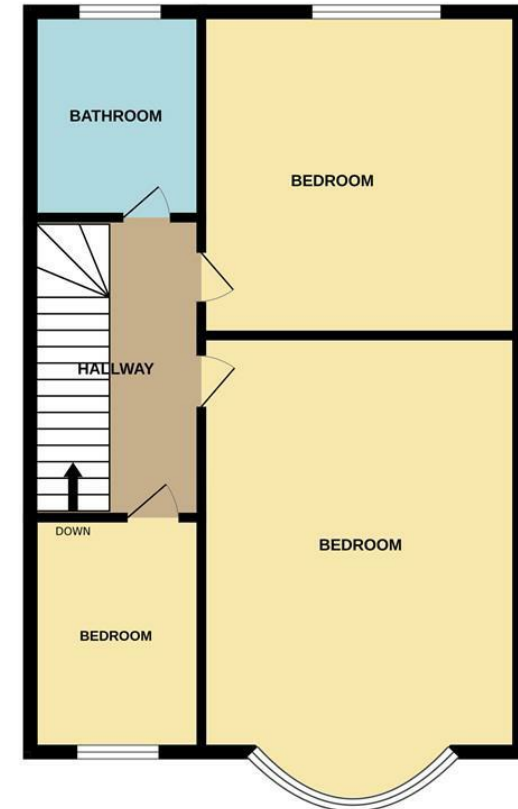
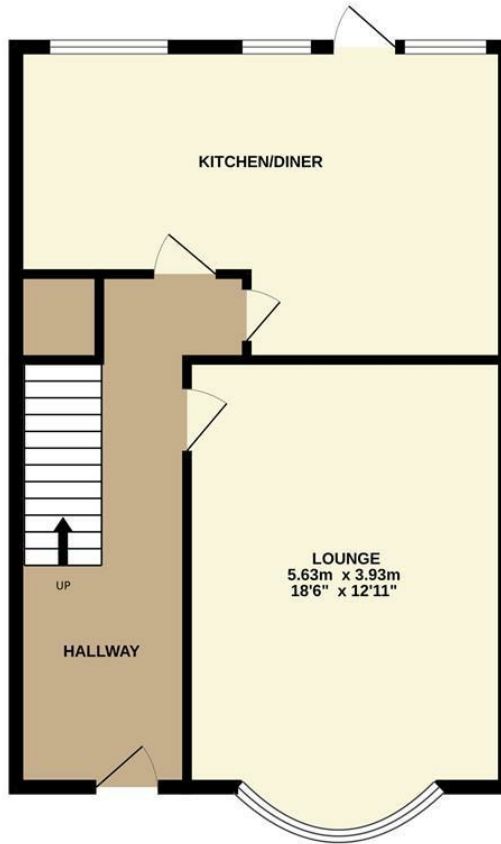
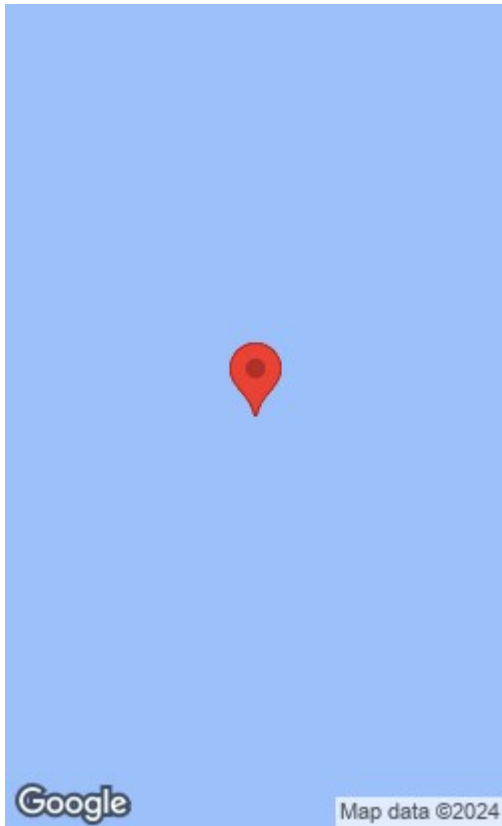


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	88

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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