



Landseer Road, EN1 1DR
Enfield





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Kings Group-Enfield Town is thrilled to present this STUNNINGLY APPOINTED TWO DOUBLE BEDROOM EDWARDIAN TERRACE HOUSE, nestled on a highly coveted residential street in the heart of Bush Hill Park.

Brimming with charm and character, this exquisite home is perfectly situated for families, lying within the catchment area of some of Enfield's most sought-after schools, including the popular Bush Hill Park Primary School.

Convenience is key, with local shops, amenities, and Enfield Retail Parks all within easy reach, whether by foot or a short drive.

This delightful home offers spacious accommodation throughout, including a bright through-lounge, a fitted kitchen, a lean-to and utility room. There's also a handy downstairs WC for added convenience. Upstairs, you'll find two generous double bedrooms and a luxurious four-piece bathroom suite.

The jewel in the crown? A beautifully landscaped rear garden—your own peaceful retreat, perfect for unwinding or entertaining.

Offers In Excess Of £450,000



- Two Double Bedroom Edwardian Terrace House
- Downstairs WC and Upstairs Four Piece Bathroom Suite
- A Beautifully Presented Rear Garden With A Summer House & Fish Pond
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School
- Within Walking Distance of Local Transport Links Including Local Bus Routes and Bush Hill Park Station

Through Lounge

Double glazed windows to the front and rear aspects, Coved ceiling, Ceiling rose x2, Double radiator x2, Laminate flooring, Open style gas fireplace with wooden over mantle, Phone point, TV aerial point, Power points, Under stairs storage cupboard

Kitchen

Double glazed window to the side aspect, Door leading to the garden, Double radiator, Lino flooring, A range of base and wall units with roll top work surfaces, Tiled splash backs, Butler sink, Space for cooker, Space for fridge/freezer, Power points

Downstairs WC

Double glazed opaque window to the side aspect, Tiled splash backs, Tiled flooring, Wash basin, High level WC

Lean-to/Utility Room

Windows to the side and rear aspects, Base units, Plumbing for washing machine, Power points, Double radiator, Tiled flooring

First Floor Landing

Loft access, Hardwood flooring

Bathroom

Double glazed opaque window to the rear aspect, Double radiator, Laminate flooring, Shower cubicle with electric shower, Free standing bath, Wash basin with vanity unit underneath, Low level WC, Shaver point, Partly tiled walls

Bedroom One

Double glazed window to the front aspect, Double radiator, Laminate flooring, Feature wrought iron original fireplace, TV aerial point, Power points

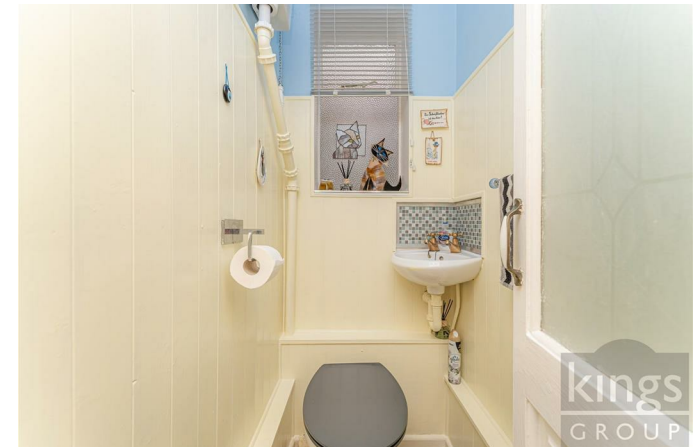
- Character Features Throughout
- Lean-To/Utility Room
- Close Proximity to Local Shops and Amenities
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Ideal Family Home

Bedroom Two

Double glazed window to the side aspect, Double radiator, Laminate flooring, Feature wrought iron original fireplace, Built in wardrobes, Power points

Garden

Plastic shed, Wooden raised decking, Outside water tap, Garden pond, Wooden summer house









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



Ground Floor **First Floor**
Landseer Road

Approximate Gross Internal Floor Area : 88.0 sq m / 947.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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