

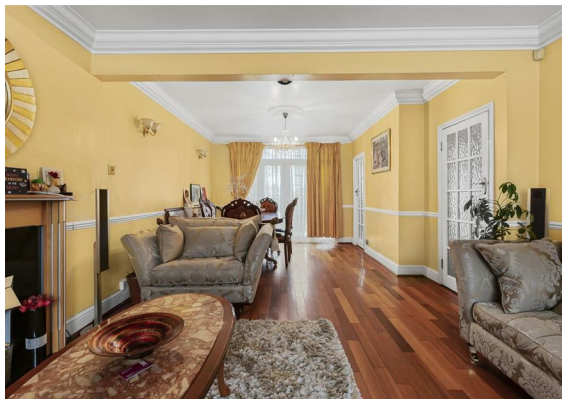


Ladysmith Road, Enfield

Fixed Asking Price £600,000

Havilands

the advantage of experience



- Four Bedroom House
- Freehold
- En-Suite to Master Bedroom
- Downstairs WC
- Potential to Extend (STPP)
- Walking Distance to Enfield Town Overground & Enfield Chase Mainline stations
- Catchment of George Spicer & St. Andrew's CofE Primary Schools
- Ease of Access to A10 & A406
- Walking Distance to Local Shops & Amenities inc. Tesco
- Enfield Playing Fields & Bush Hill Park Nearby

For more images of this property please visit havilands.co.uk



NO STAMP DUTY FOR FIRST TIME BUYERS

Havilands are pleased to offer For Sale this FOUR BEDROOM HOUSE on Ladysmith Road, EN1. An ideal family home, the property offers over 1400sqft of living space set across three floors and is comprised of: four bedrooms including en-suite to the master bedroom, family bathroom, spacious through-lounge, kitchen and downstairs WC. The property also benefits from an approx 50ft rear garden with potential to extend (STPP).

The house falls within the catchment area of both George Spicer Primary and St. Andrew's CofE Primary schools as well as Enfield Grammar & Enfield County schools. The house is within walking distance of both Enfield Town Overground station (Liverpool St approx 30 mins) and Enfield Chase Mainline station (Moorgate approx 30 mins) as well as being within easy reach of the A10 & A406 offering road links into London and across the wider borough. Additionally the property is within walking distance to a number of shops and amenities in Enfield Town including Tesco supermarket, as well as a number of retail and leisure outlets at the Colosseum Retail Park, including Sainsburys and Cineworld. There is also plenty of green space nearby with Enfield Playing Fields to the rear of the property and Bush Hill Park a short walk away. To arrange a viewing, please do not hesitate to get in touch.

Tenure: Freehold

Local Authority: Enfield Borough

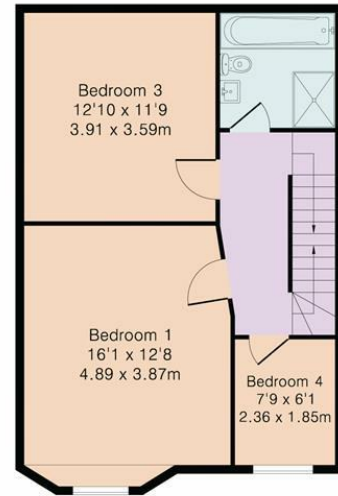
Council Tax: Band E (£2386.32 23/24)

EPC Rating: Current 70(C); Potential 87(B)

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Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area 1412 sq ft – 131 sq m
 Ground Floor Area 605 sq ft – 56 sq m
 First Floor Area 542 sq ft – 50 sq m
 Second Floor Area 265 sq ft – 25 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team
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