



Ladysmith Road, EN1 3AQ  
Enfield





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# Ladysmith Road, EN1 3AQ

Arranged over three floors, this substantial and extended five bedroom semi-detached residence offers an exceptional balance of space, comfort, and versatility, making it an outstanding choice for growing families. Boasting approximately 1,318sqft of internal living accommodation, the property has been thoughtfully designed to cater to both everyday living and entertaining alike.

The ground floor welcomes you with a spacious through lounge, providing clearly defined yet seamlessly connected living and dining areas. Flooded with natural light from both the front and rear aspects, this impressive space flows effortlessly into the fitted kitchen, which offers an abundance of worktop space and extensive cupboard units. Double glazed sliding doors open directly onto the beautifully maintained rear garden, creating a wonderful indoor outdoor connection. A WC completes the ground floor.

The rear garden is a true highlight of the home, enjoying a peaceful backdrop of mature greenery and an attractive display of trees, enhancing both privacy and the scenic outlook. Additional benefits include side access and a garage positioned to the rear.

The first floor comprises three generously sized bedrooms alongside a four piece family bathroom suite. Occupying the second floor are two further excellent sized bedrooms, complemented by useful eaves storage and an additional WC, offering ideal accommodation for larger families, guests, or those working from home. To the front, the property benefits from off street parking.

Ladysmith Road remains one of the area's most sought after residential turnings, highly regarded for its family friendly atmosphere and close proximity to everyday amenities. The property falls within the catchment area for several well regarded schools, including

£665,000



- An Impressive Five Bedroom Semi-Detached Family Home

- Off Street Parking and Garage to the Rear

- First Floor Four Piece Bathroom Suite, Ground Floor WC & Second Floor WC

- Superb Transport Links Nearby, Including Enfield Town Station Providing Swift Access into Central London

- Within Catchment Area of Great Schools Including George Spicer Primary School and Worcesters Primary School

- An Extended Through Lounge Offering Clearly Defined Living and Dining Areas

- Beautifully Maintained Garden, Backing onto Mature Trees Which Enhance Both Privacy and the Scenic Outlook

- Fitted Kitchen with Vast Worktop Areas and an Array of Fitted Units

- Conveniently Located Moments From Enfield Town Centre with its Vibrant Mix of Retail Stores and Dining Establishments

- Ideally Located for Easy Access to the A10, M25, and North Circular (A406)

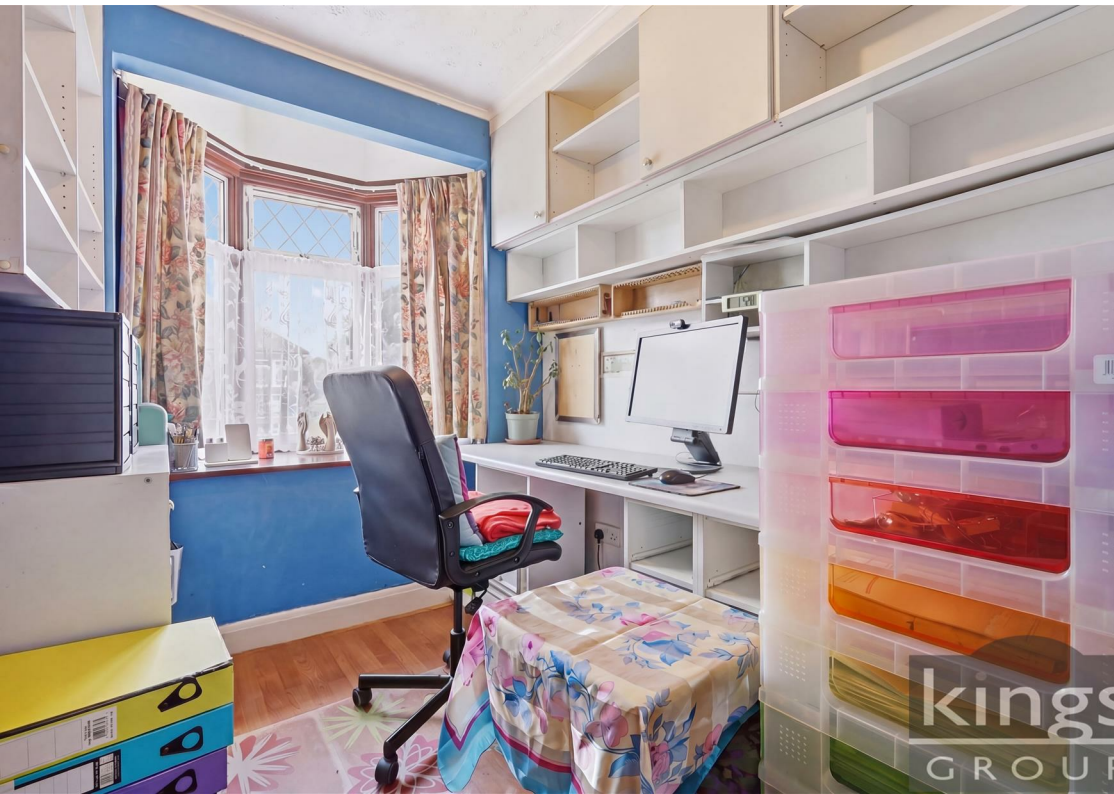




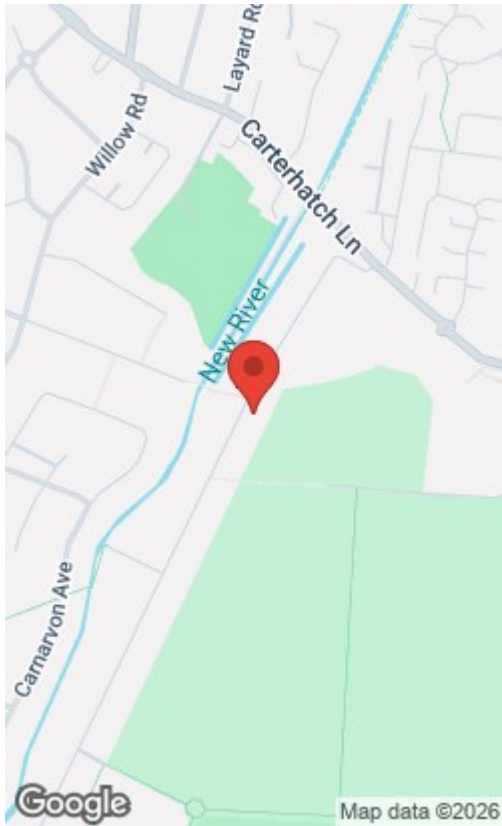
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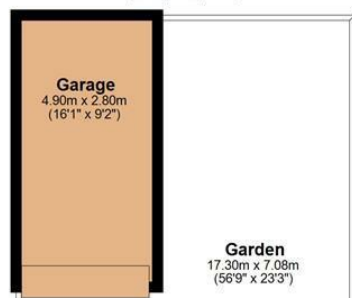
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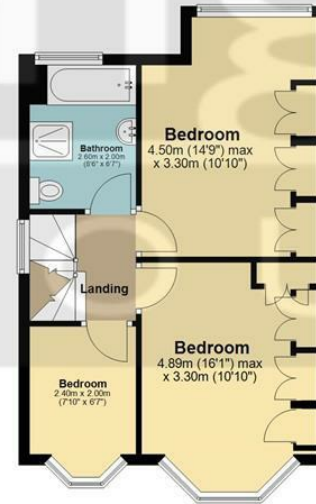
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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



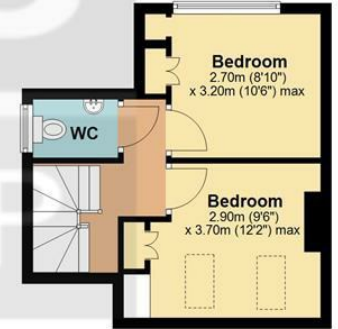
Ground Floor  
Approx. 55.3 sq. metres (594.9 sq. feet)  
(excluding Hallway, Garden)



First Floor  
Approx. 41.5 sq. metres (446.7 sq. feet)



Second Floor  
Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 122.5 sq. metres (1318.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Ladysmith Road

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25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

