



61 Landseer Road, Enfield, EN1 1DP  
£440,000

Lanes  
ESTATE AGENTS

# 61 Landseer Road, Enfield, EN1 1DP

Lanes Enfield Town are pleased to present this charming and versatile two/three-bedroom mid-terrace Victorian home, ideally located within walking distance of Bush Hill Park Rail Station, offering direct access into London Liverpool Street.

This characterful property effortlessly blends period charm with modern convenience and boasts a flexible layout to suit a variety of needs. The ground floor features two generously sized and separate reception rooms, ideal for entertaining, family living, or as a home office. A well-equipped utility room provides practical storage and laundry space, while a convenient ground floor WC adds further functionality.

The first floor offers two/three well-proportioned double bedrooms, along with a modern family bathroom. The home benefits from double glazing throughout as well as gas central heating.

The property is superbly positioned in close proximity to a wide range of local shops, restaurants and cafes. In addition, Enfield Town Shopping Centre is just a short distance away, providing access to larger retail outlets, supermarkets, and further amenities, making this a highly convenient location for day-to-day living.

An excellent opportunity for first-time buyers, families, or investors alike, this property is being offered with no onward chain, facilitating a smoother and quicker purchasing process.



**Porch**

Door to front aspect, tiled flooring.

**Hallway**

Stairs to first floor landing, radiator, under stair storage cupboard, doors to Reception One and Reception Two.

**Rear Garden**

Mainly laid to lawn, patio paved with shrub borders, shed to rear.

**Reception One**

14'2" x 8'11" (4.32m x 2.72m)

Double glazed window to front aspect, radiator, wood flooring.

**Front Garden**

Paved, pebbled area with shrub borders.

**Reception Two**

15'1" x 11'5" (4.60m x 3.48m)

Double glazed window to rear aspect, radiator, log burner, wood flooring, access to kitchen.

**Kitchen**

10'2" x 7'7" (3.10m x 2.31m)

Units at base and eye level, stainless steel sink and drainer unit with mixer tap, integrated gas hob and electric oven, extractor hood, radiator, double glazed window to side aspect, access to utility room.

**Utility Room**

8'7" x 7'1" (2.62m x 2.16m)

Double glazed door and window to rear aspect, radiator, space for fridge freezer, space and plumbing for washing machine and tumble dryer, tiled flooring, door to w.c.

**W.C.**

Low level W.C, hand basin with pillar taps, wall mounted 'Vaillant' combination boiler, part tiled walls, tiled flooring.

**First Floor Landing**

Loft access, doors to all bedrooms.

**Bedroom One**

15'1" x 11'4" (4.60m x 3.45m)

Double glazed window to front aspect, radiator, wood flooring.

**Bedroom Two**

10'3" x 7'4" (3.12m x 2.24m)

Double glazed window to rear aspect, radiator, wood flooring.

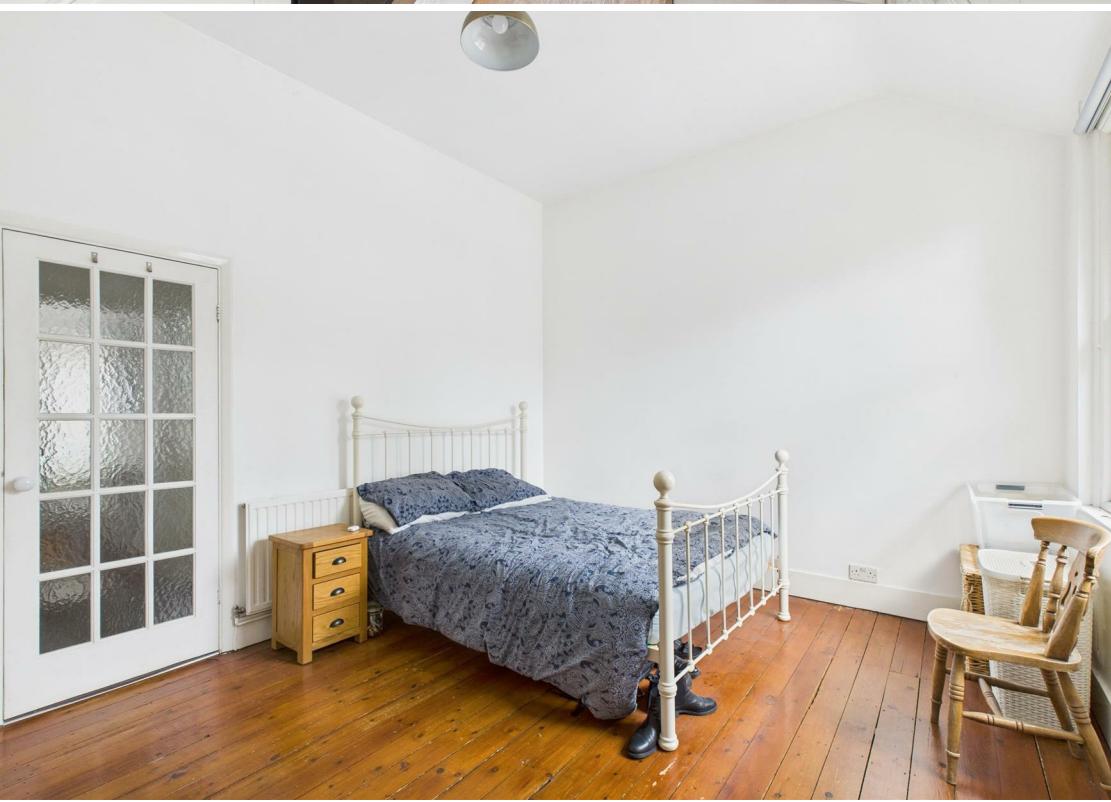
**Bedroom Three/Study**

10'2" x 7'3" (3.10m x 2.21m)

Double glazed window to side aspect, radiator, wood flooring, door to bathroom.

**Bathroom**

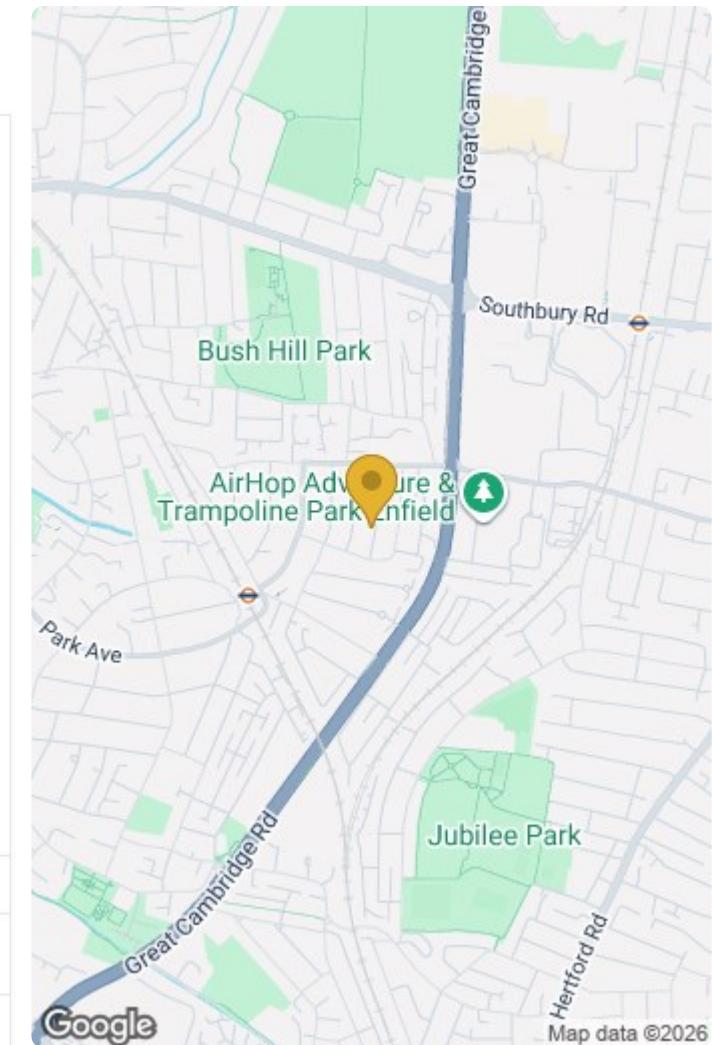
Panelled bath with mixer tap and shower attachment, low level w.c, pedestal hand basin with pillar taps, radiator, part tiled walls, tiled flooring, double glazed frosted window to side aspect.







**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**  
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	