



Ladysmith Road, Enfield

Available

£725,000 (Freehold)



A spacious and versatile three-bedroom semi-detached family home, ideally located in Enfield with excellent transport links, generous outdoor space and exciting potential for further development.

Occupying a desirable position on Ladysmith Road in Enfield, this well-proportioned three-bedroom semi-detached home presents a superb opportunity to enjoy spacious living today, with exciting potential to enhance in the future.

The ground floor provides three spacious reception rooms, ideal for family living, entertaining or creating flexible work and leisure areas. There is also a convenient WC, utility room and separate study, providing an excellent dedicated space for home working or quiet study.

Outside, the property benefits from off-street parking for several vehicles, together with a rear garage. The westerly facing garden is a particularly attractive feature, offering a sunny outdoor space for relaxing, dining and entertaining throughout the warmer months. There is also potential for further development, subject to the necessary planning permissions.

The property is conveniently positioned approximately 0.7 miles from Enfield Town Station, providing excellent transport connections for commuters. Enfield Town and its amenities are also within easy reach, with a variety of shops, cafés and restaurants nearby, including Ladysmith Cafe, Vlamis, Günes Restaurant Enfield and Ada Restaurant.

Families are well served by a choice of local schools, including George Spicer Primary School, St Andrew's CofE Primary School, Enfield Grammar School and Kingsmead School. For outdoor recreation, Town Park and Bush Hill Park provide attractive green spaces within the wider Enfield area.

Combining generous accommodation, excellent parking, a sunny rear garden and scope for future improvement, this is an appealing home for families, professionals and those looking for a property with further potential.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: F

Front Garden

Paved for off-street parking for several cars, side gate leading to rear garden.

Inner hallway

Laminate wood flooring, two radiators, stairs to first floor landing, storage cupboard, understairs storage cupboard housing: fuse box, gas and electric meters, door to reception one, door to reception two, door to reception three, door to study, door to kitchen/dining area.

Reception One

Laminate wood flooring, radiator, coving to ceiling, double glazed window to front aspect.

Reception Two

Radiator, coving to ceiling, gas fireplace with surround, double glazed windows to front aspect.

Reception Three

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect.

Study

Laminate wood flooring, coving to ceiling, radiator, double glazed window to rear aspect.

Kitchen/Dining Area

Lino flooring, radiator, part-tiled walls, eye and base level units, double glazed window to rear aspect, double glazed sliding door leading to rear garden, eye and base level units, sink with mixer tap, space for dishwasher, fitted double electric oven, fitted electric hob with extractor over, space for fridge/freezer, door to utility room, larder cupboard.

Utility Room

Lino flooring, part-tiled walls, stainless steel sink with mixer tap, eye and base level units, space for washing machine, space for dryer, space for fridge/freezer, radiator, double glazed door leading to rear garden, door to WC.

WC

Lino flooring, radiator, frosted double glazed window to side aspect, wash hand basin.





First Floor Landing

Loft access, frosted single glazed window to side aspect, cupboard housing: combination boiler, doors to all bedrooms, door to bathroom.

Bedroom One

Laminate wood flooring, radiator, coving to ceiling, fitted wardrobes, double glazed window to front aspect.

Bedroom Two

Laminate wood flooring, radiator, fitted wardrobes, coving to ceiling, double glazed window to rear aspect.

Bedroom Three

Laminate wood flooring, radiator, coving to ceiling, uPVC double glazed window to rear aspect, fitted wardrobes.

Bathroom

Lino flooring, tiled walls, frosted double glazed window to front aspect, heated towel rail, spotlights to ceiling, walk-in shower cubicle with mains fed shower, low level WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin.

Rear Garden

Paved patio area, rest laid to lawn, shrub borders, outside tap, side gate leading to front garden, summerhouse, up and over door to garage.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or







remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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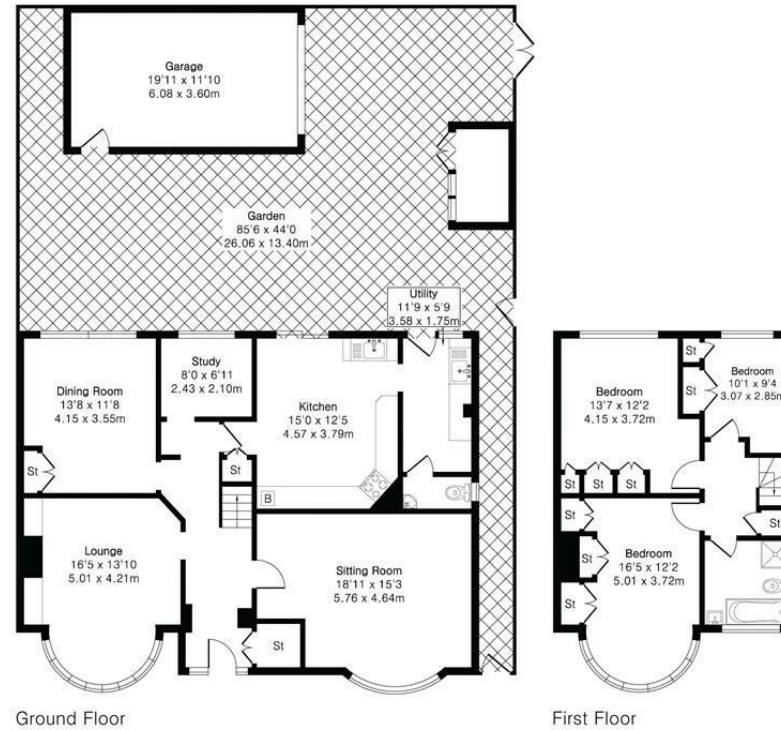


**Approximate Gross Internal Area 1683 sq ft - 157 sq m
(Excluding Garage)**

Ground Floor Area 1137 sq ft - 106 sq m

First Floor Area 546 sq ft - 51 sq m

Garage Area 236 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: F

