





Ladysmith Road, Enfield, EN1

£650,000

Addison Townsend are delighted to bring to the market this lovely and well presented terraced house situated on a quiet residential street in Enfield backing onto Enfield Playing Fields and is located within 0.8 miles of Enfield Town Overground Station, Enfield Town Shopping Centre, local schooling and easy reach of the A10 with its links to the A406 and M25. The accommodation offers a welcoming entrance, front reception room, open plan kitchen/dining room, downstairs W/C, 4 bedrooms, modern family bathroom and one en-suite shower room. Externally the property boasts outbuilding and low maintenance garden. Further benefits include double glazed windows throughout, gas central heating, ample storage and off street parking.



2 4 2

Tenure : Freehold

EPC C

Sq.Ft : 1271



Approximate Gross Internal Area 1271 sq ft - 117 sq m

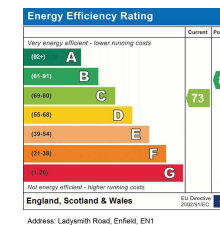
Ground Floor Area 500 sq ft – 46 sq m

First Floor Area 478 sq ft – 44 sq m

Second Floor Area 293 sq ft – 27 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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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