



Landseer Road, EN1 1DR
Enfield

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Kings Group – Enfield Town are delighted to present this beautifully presented three-bedroom Victorian terrace house, located on the highly desirable Landseer Road, EN1, in the heart of Bush Hill Park.

This charming family home boasts an impressive 25ft through lounge, offering a versatile space ideal for both living and dining. The modern fitted kitchen is well-appointed, and the ground floor bathroom features a three-piece suite. Upstairs, you will find three generously sized bedrooms, two of which benefit from bespoke bed spaces thoughtfully designed to maximise floor space. Bedroom two also includes a large built-in storage cupboard. To the rear, a well-maintained garden provides a peaceful outdoor retreat, ideal for entertaining or relaxing.

This property is ideally situated within the catchment area of some of Enfield's most sought-after schools, including Bush Hill Park Primary School and Galliard Primary School, making it an excellent choice for families. Conveniently located, the property offers easy access to the A10, M25, and A406, providing excellent connectivity to surrounding areas. Bush Hill Park Station is just a short walk away, offering direct links to Liverpool Street Station, while a range of local shops, amenities, bus stops, and Enfield Retail Parks are all within easy reach.

This is truly a must-see home – full of character, charm, and practicality – perfect for growing families or those looking to settle in one of Enfield's most popular location.

Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

Offers In Excess Of £475,000



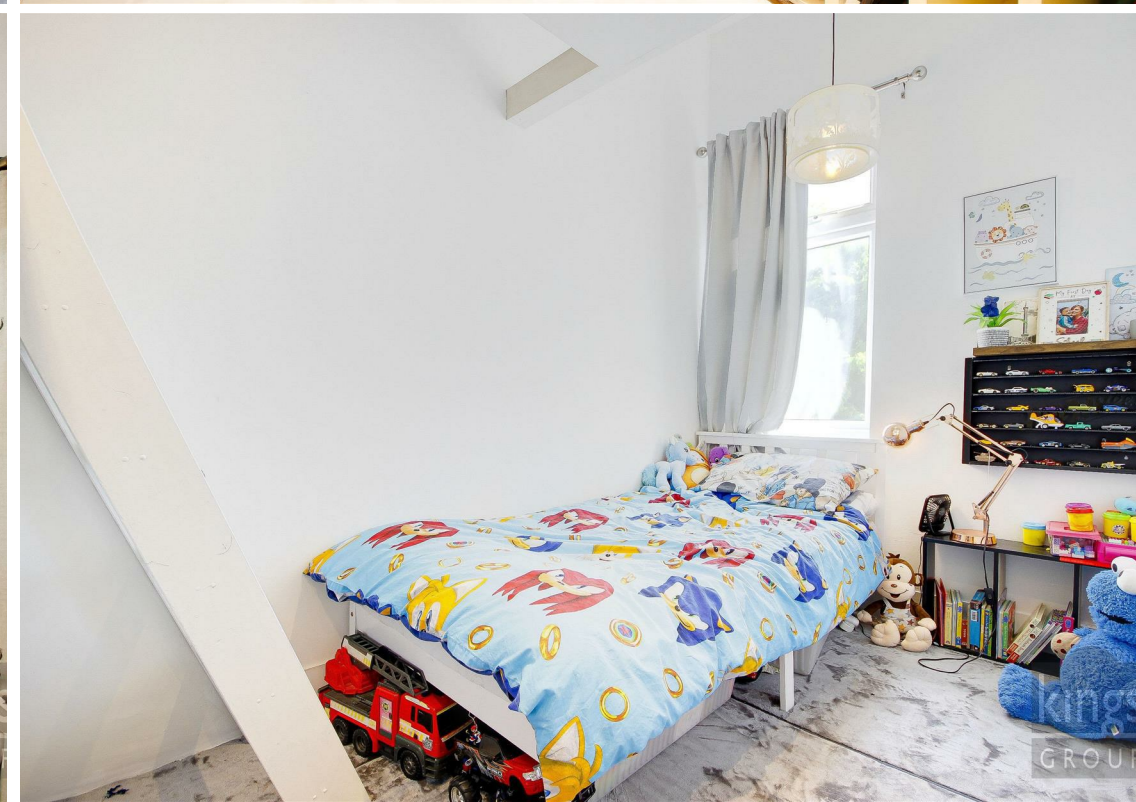
- A Beautifully Presented Three Bedroom Victorian Terrace House
- A Spacious Through Lounge With Versatile Space for Living and Dining Areas
- Two Bedrooms Offer a Bespoke Bed Space Which Has Been Designed to Allow Full Use of the Floor Space
- An Ideal Family Home Which Falls in Catchment Area of Highly Regarded Schools Including Bush Hill Park Primary School and Galliard Primary School
- Within Close Proximity of Local Shops and Amenities
- High Ceilings Throughout
- Modern Fitted Kitchen
- A Well Maintained Rear Garden with Lawn and Patio Areas
- Easy Access to Transport Links Including Bush Hill Park Station(0.3 miles)
- Within Easy Reach of the A10, M25, and A406, Providing Convenient Access to Nearby Areas



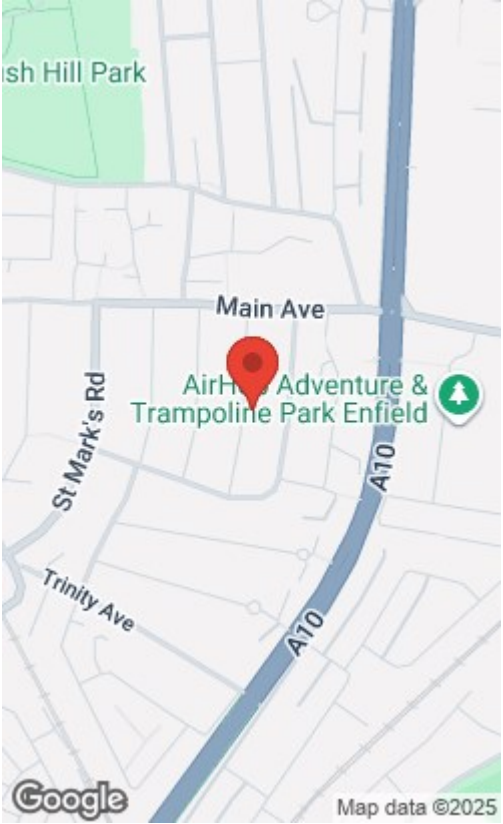




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Ground Floor

First Floor

Landseer Road, EN1

Approximate Gross Internal Floor Area : 84.50 sq m / 909.55 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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