



Landseer Road, EN1 1DR  
Enfield

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# Landseer Road, EN1 1DR

Offered for sale with no onward chain, this fantastic family home is ideally located on a sought-after residential road in Bush Hill Park.

Step inside to discover a spacious and inviting layout featuring two reception rooms, one of which opens effortlessly into an extended fitted kitchen—perfect for both everyday living and entertaining. The ground floor also benefits from a convenient bathroom and separate WC. Upstairs, the first-floor accommodation offers three generously sized bedrooms and a well-appointed shower room, providing comfortable living space for the whole family. Outside, the rear garden is mainly laid to lawn and beautifully maintained, complete with a patio area ideal for outdoor dining and relaxation.

Situated just a short walk from local shops, amenities, and excellent transport links—including bus routes and Bush Hill Park Station with direct access into the City—this home is perfectly placed for commuting and everyday convenience. Families will also appreciate being within the catchment area for highly regarded schools, including Bush Hill Park Primary School and Galliard School, the latter boasting an Outstanding Ofsted rating.

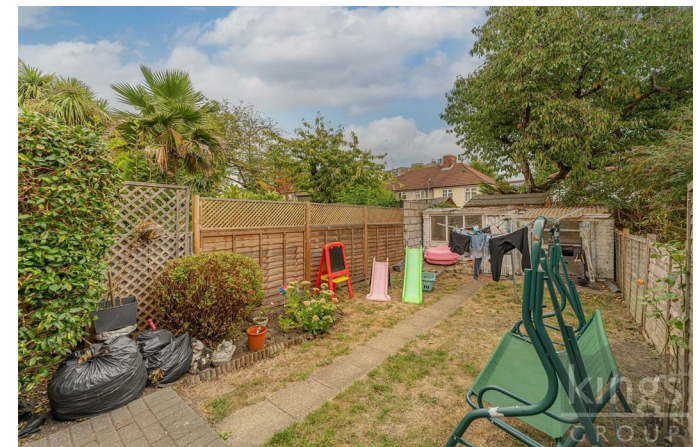
Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In Excess Of £450,000



- A Chain Free Three Bedroom Extended Victorian Terrace House
- Fitted Kitchen
- A Well Presented Mainly Laid to Lawn Rear Garden with Patio Area
- Positioned Close to Transport Links Including Bush Hill Park Station(0.3 miles)
- Within Walking Distance of Local Shops and Amenities

- Two Reception Rooms
- Downstairs Bathroom and Upstairs Shower Room
- Ideal Family Home
- Easy Access to th A10/M25/A406 Providing Good Access to Surrounding Areas
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Galliard School and Bush Hill Park Primary School







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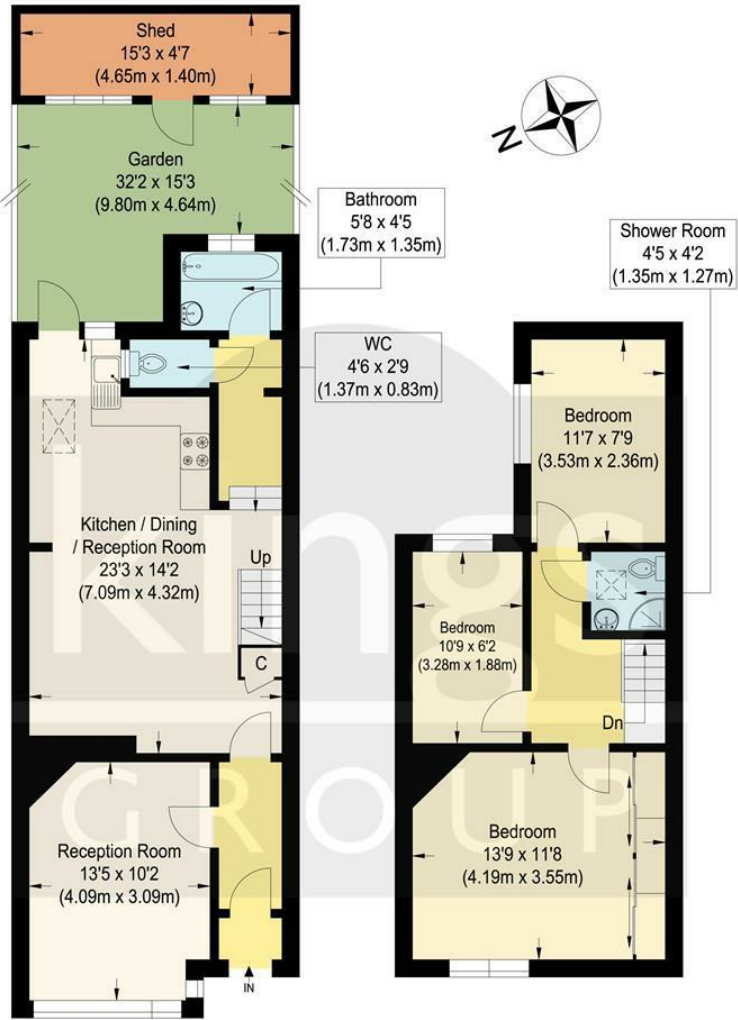
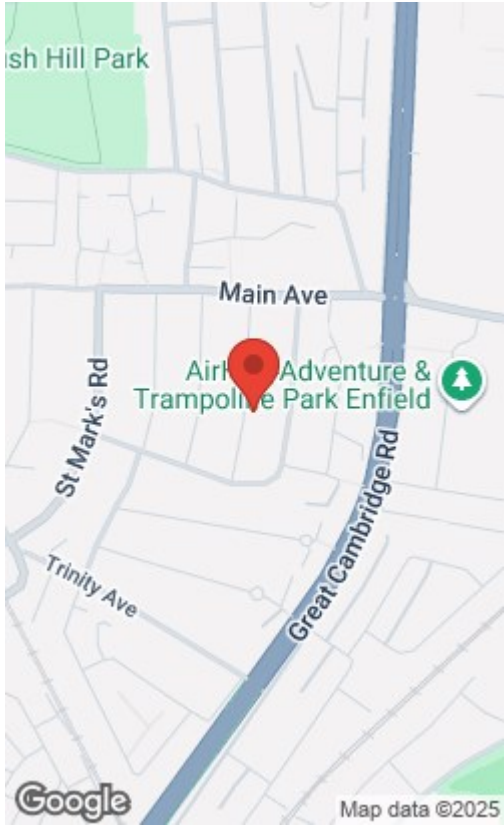
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor  
First Floor  
Landseer Road

Approximate Gross Internal Floor Area : 88.80 sq m / 955.83 sq ft  
(Excluding Shed)

Shed Area : 6.50 sq m / 69.96 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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