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25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Ladysmith Road, Enfield, EN1 3AA
Guide Price £475,000

GUIDE PRICE £475,000-£485,000

Kings Group - Enfield Town are delighted to offer this THREE BEDROOM TERRACED HOUSE which is located in a quiet residential street within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including the David Lloyd Leisure Centre and Enfield's Retail Parks. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including George Spicer and St Andrews CofE Primary schools. The accommodation comprises through lounge, fitted kitchen, three bedrooms and family bathroom. There are the added benefits of an approximate 70ft west facing rear garden and the potential for off street parking (STPP). The property is in need of modernisation. Early Viewing is recommended - in order to avoid disappointment, call us today on 0208 364 4118 to book an appointment.

Front Porch

Double glazed doors to

Entrance Hallway

Stained window to front aspect, stairs to first floor, understairs storage cupboard, fitted carpet. Doors to

Through Lounge

26'7 x 13'3 (8.10m x 4.04m)

Double glazed bay window to front aspect, double glazed French doors to rear aspect, two electric storage heaters TV point, power points, carpet.

Kitchen

9'6 x 6'5 (2.90m x 1.96m)

Double glazed window to rear aspect, range of base and eye level units with roll top work surfaces, space for cooker, fridge, freezer, plumbing for washing machine, stainless steel sink and drainer unit, extractor hood, tiled splash backs, power points.

First Floor Landing

Loft access, dado rail, carpet. Doors to

Bedroom One

14'5 x 13'0 (4.39m x 3.96m)

Double glazed bay window to front aspect, power points, carpet.

Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

Double glazed window to rear aspect, power points, carpet.

Bedroom Three

9'0 x 5'10 (2.74m x 1.78m)

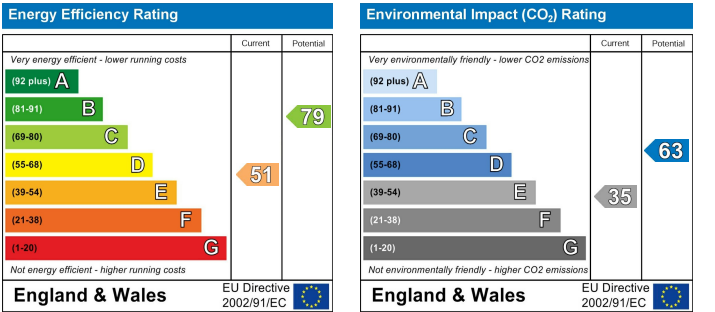
Double glazed window to front aspect, power points, carpet.

Bathroom

Double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, carpet.

Garden Approx 70ft

West facing, mainly laid to lawn with plant and shrub borders, patio area, timber garden shed, outside tap.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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