Ladysmith Road, EN1 3AF
Enfield

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Offering an impressive approximately 1,304.3 sq ft of internal living accommodation, this fantastic family home is positioned on one of the area's highly sought-after residential roads. Ladysmith Road remains in high demand due to its family friendly surroundings, excellent connectivity & convenient proximity to a wealth of everyday amenities.

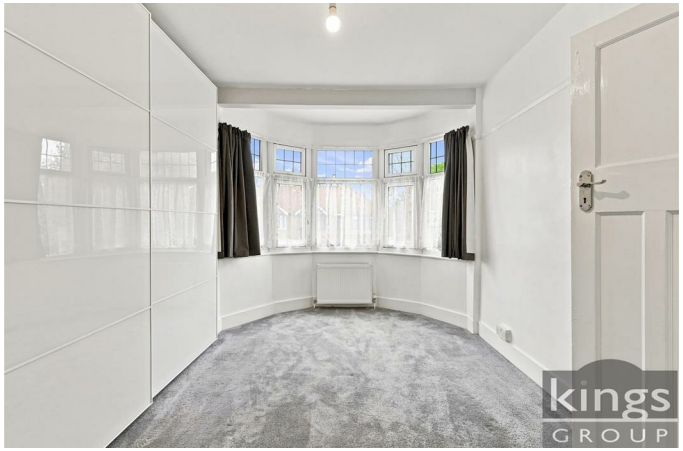
The property provides generously proportioned & versatile accommodation arranged over three floors. Upon entering, you are welcomed into a spacious reception room. To the rear is a modern fitted kitchen, boasting ample worktop space, a range of cupboard units & a stylish breakfast bar, creating a practical & sociable heart to the home. A separate utility area & conservatory complete the ground floor, offering further flexibility and valuable additional space. The first floor provides three well-sized bedrooms alongside a contemporary three-piece bathroom suite. The top floor is home to an impressive & generously proportioned double bedroom, complete with its own en-suite shower room.

Externally, the property benefits from off-street parking, while a detached garage is accessed via the shared driveway, providing excellent additional storage & practical space. To the rear is an impressive garden extending to approximately 66ft, offering a substantial outdoor space ideal for relaxing, entertaining and enjoying with the family.

The location is particularly appealing for families, with the property well positioned for several highly regarded local schools, including Worcesters Primary School, Carterhatch Infant & Junior School & Forty Hill CofE Primary School. The vibrant Enfield Town Centre is just a short distance away, offering an extensive selection of shops, cafés, restaurants & high-street favourites. Commuters are well catered for with local bus routes within walking distance, while Enfield Town Station is located just under a mile away, providing direct services into Liverpool Street Station in approximately 35 minutes.

Offers In Excess Of £640,000

- Chain Free
- A Sleek Contemporary Fitted Kitchen Boasting a Stylish Breakfast Bar
- Off-Street Parking & Detached Garage – A Versatile Space Perfect for a Home Office, Gym or Storage, with Scope for Further Extension
- A Three-Piece Family Bathroom Suite to the First Floor, Plus an En-Suite Shower Room to the Principal Bedroom
- Excellent Road Connectivity, with Easy Access to the A10, M25 & A406, Providing Swift Connections Across London & Beyond
- An Impressive Extended Four Bedroom 1930s End of Terrace House
- A Practical Utility Room Offering Ample Storage Units
- A Substantial Rear Garden, Mainly Laid to Lawn & Extending to Approximately 66ft
- Well Positioned for Several Highly Regarded Local Schools, Including Worcesters Primary School, Carterhatch Infant & Junior School & Forty Hill CofE Primary School
- A Short Distance from Local Amenities Including David Lloyd & a Wealth of Shops, Cafés & Restaurants in Enfield Town Centre



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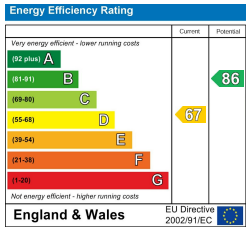

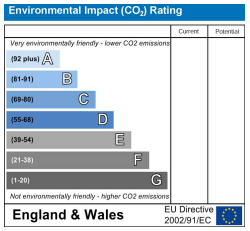

Total area: approx. 121.2 sq. metres (1304.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Ladysmith Road

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