



Landseer Road, EN1 1DP  
Enfield





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## Landseer Road, EN1 1DP

Kings Group-Enfield Town are pleased to present this CHAIN FREE THREE DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located in the heart of Bush Hill Park. Accommodation is arranged over two floors and comprises two reception rooms currently being used as a living room and dining room to the ground floor, as well as a well equipped fitted kitchen. To the first floor is three double bedrooms and a three piece family bathroom. Step outside to an approximate 50ft mainly laid to lawn rear garden to enjoy. This ideal family home boasts ample storage space and high ceilings throughout. Conveniently located, this property is within walking distance of transport links including local bus routes and Bush Hill Park Station which offers direct access into the City. Furthermore the property is within catchment area of some of Enfield's most sought after schools including Bush Hill Park Primary School.

£470,000



- Chain Free
- Two Reception Rooms
- Upstairs Family Bathroom
- High Ceilings Throughout
- Walking Distance to Local Shops and Amenities

### Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Double radiator, Laminate wooden flooring

### Reception Room 1 13'43 x 9'03 (3.96m x 2.82m)

Double glazed bay window to the front aspect, Double radiator, Laminate wooden flooring, Feature wrought iron fireplace, Power points

### Reception Room 2 15'18 x 11'54 (4.57m x 3.35m)

Double glazed window to the rear aspect, Double radiator, Laminate wooden flooring, Power points, Under stairs storage

### Kitchen 10'15 x 8'18 (3.05m x 2.44m)

Double glazed window to the side aspect, Double glazed French doors leading to the garden, A range of base and wall units with roll top work surfaces, Tiled splash backs, Sink drainer unit, Integrated electric oven, Gas hob, Integrated chimney style extractor hood, Integrated fridge/freezer, Plumbing for washing machine, Tiled flooring, Power points

### First Floor Landing

Loft access, Built in storage cupboard, Carpeted flooring

### Bedroom 1 16'99 x 8'02 (4.88m x 2.49m)

Double glazed window to the side aspect, Double glazed Velux window to the rear aspect, Laminate wooden flooring, Double radiator, Power points

### Bedroom 2 11'15 x 8'28 (3.35m x 2.44m)

Double glazed window to the front aspect, Laminate wooden flooring, Double radiator, Power points

- Three Double Bedroom Victorian Terrace House
- Fitted Kitchen
- Approximate 50ft Mainly Laid to Lawn Rear Garden
- Within Close Proximity of Transport Links Including Bush Hill Park Station
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas

### Bedroom 3 10'32 x 7'37 (3.05m x 2.13m)

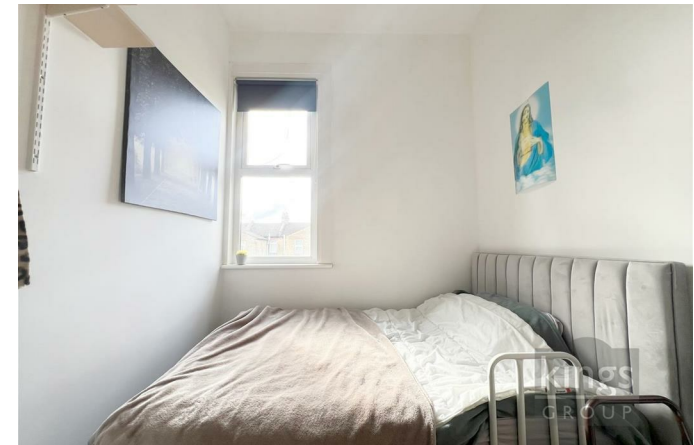
Double glazed window to the rear aspect, Radiator, Power points

### Bathroom 7'46 x 6'45 (2.13m x 1.83m)

Double glazed opaque window to the front aspect, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC, Heated towel rail, Tiled flooring, Partly tiled walls

### Garden approx 50' (approx 15.24m)

Mainly laid to lawn with plant and shrub borders, Patio area









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	89		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69			

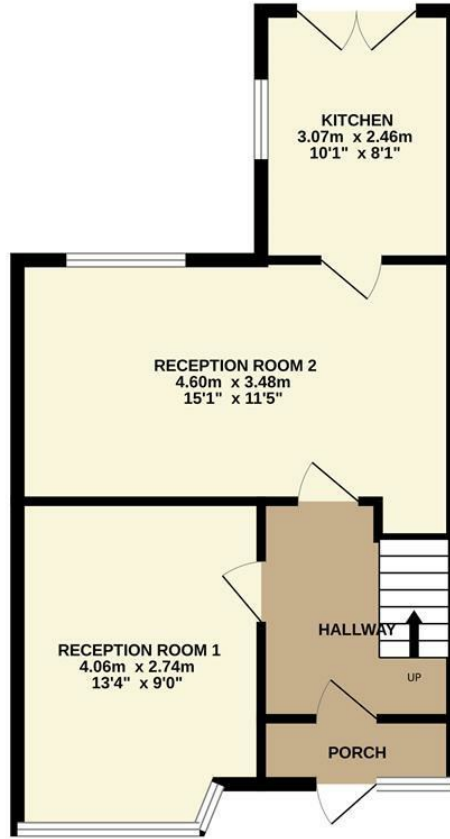
Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (81-91) A  
 (69-80) B  
 (55-68) C  
 (39-54) D  
 (21-38) E  
 (1-20) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
 England & Wales EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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