



Ladysmith Road, Enfield

£565,000

Havilands

the advantage of experience



- Three bedroom family house located on Ladysmith Road, EN1
- Offered to the market on a chain free basis
- Offering approximately 1,057 sqft of internal living space
- Through-lounge providing defined living and dining areas
- Separate kitchen with direct access to the rear garden
- Approximate 50ft rear garden, ideal for families and entertaining
- Off-street parking to the front of the property
- Transport: Walking distance to Enfield Town Station (Liverpool Street approx. 30 mins)
- Schools: Catchment includes George Spicer Primary School, St Andrew's CofE Primary School, Enfield County School, Enfield Grammar School & Kingsmead School
- Local shops and amenities along Southbury Road with Enfield town centre nearby



Havilands are pleased to offer For Sale, on a CHAIN FREE basis, this THREE BEDROOM HOUSE located on Ladysmith Road, EN1.

Positioned in the heart of Enfield, this practical and well-proportioned family home offers approximately 1,057sqft of internal living space. The accommodation is arranged to include three bedrooms, a family bathroom, a through-lounge providing distinct living and dining areas, and a separate kitchen. Externally, the property further benefits from off-street parking and an approximate 50ft rear garden, offering useful outdoor space.

The house is well located for commuters, with Enfield Town Overground Station within walking distance, providing direct rail links into central London (Liverpool Street approx. 30 minutes) alongside connections to Underground and National Rail services.

For those considering schooling, the property falls within the catchment area of several well-regarded local schools, including George Spicer Primary School, St. Andrew's CofE Primary School, as well as Enfield County, Enfield Grammar, and Kingsmead Schools.

A range of local shops and amenities can be found along Southbury Road, including Tesco supermarket, with a wider selection of shopping, dining and leisure facilities available in Enfield town centre, all within easy reach.

To arrange a viewing, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2,644.91 - 2025/26)

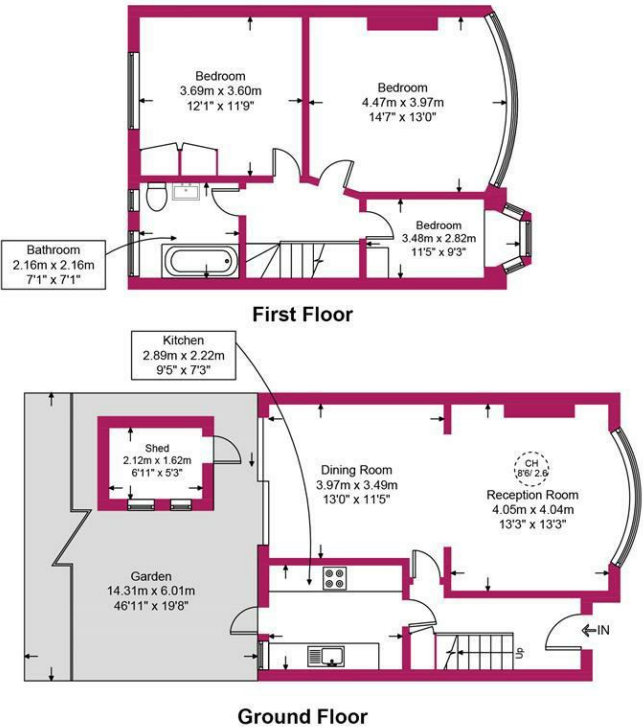
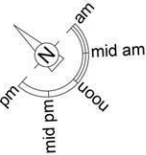
EPC Rating: Current 57 (D); Potential 80 (C)

For more images of this property please visit havilands.co.uk

Ladysmith Road, EN1

Approximate Gross Internal Area = 1057 sq ft / 98.17 sq m
(Including Shed)

Shed = 37 sq ft / 3.43 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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