



# Ladbrooke Road, Enfield

Offers Over £600,000

**Havilands**

the advantage of experience





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- Spacious FOUR BEDROOM FAMILY HOME in the heart of Bush Hill Park, EN1.
- Offering 1,413 sq ft across three floors with versatile, well-planned living.
- Accommodation includes lounge, dining room, fitted kitchen, family bathroom & en-suite to master.
- Three generous double bedrooms plus a further single bedroom.
- Sunny westerly-facing rear garden extending over 55 ft – perfect for entertaining.
- Located in the leafy, historic suburb of Bush Hill Park, known for its charm & community feel.
- Short walk to Bush Hill Park Overground Station (Liverpool Street approx. 30 mins).
- Easy road access via the A10 & A406, connecting London and the wider Borough.
- Close to everyday shops & amenities, with Enfield Town Centre offering larger retail & leisure.
- Excellent school catchment: Raglan Infant & Junior, Bush Hill Park Primary, Kingsmead, Enfield County & Enfield Grammar.



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For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



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Havilands are delighted to present this well-proportioned FOUR BEDROOM FAMILY HOME, ideally located on Labroke Road in the heart of Bush Hill Park, EN1. Offering 1,413 sq ft of accommodation across three floors, the property is thoughtfully laid out with a welcoming lounge, separate dining room, fitted kitchen, family bathroom, three double bedrooms (including a master with en-suite), and a further single bedroom. To the rear, a generous westerly-facing garden over 55 ft provides the perfect space for entertaining or enjoying afternoon sun.

Set within the leafy and historic suburb of Bush Hill Park, this home benefits from the area's unique charm and community spirit. The neighbourhood is known for its tree-lined avenues, period homes, and access to green open spaces, including the much-loved Bush Hill Park Recreation Ground, offering formal gardens, play areas and sports facilities. Local clubs and community groups add to the welcoming, village-like atmosphere.

The property is ideally placed for commuters, with Bush Hill Park Overground Station just a short walk away, providing direct services into Liverpool Street in around 30 minutes. Excellent road connections via the A10 and A406 make travel into London and across the Borough simple. Everyday shops and amenities, including a Sainsbury's Local, are nearby, while Enfield Town Centre offers a wide range of shopping and leisure facilities only a short drive away.

Families will also appreciate the excellent school options, with highly regarded primaries such as Raglan Infant & Junior and Bush Hill Park Primary, alongside respected secondaries including Kingsmead, Enfield County and Enfield Grammar. An opportunity to secure a family home in one of EN1's most desirable neighbourhoods - viewing is highly recommended. Contact Havilands today to arrange yours.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 62D; Potential 79C

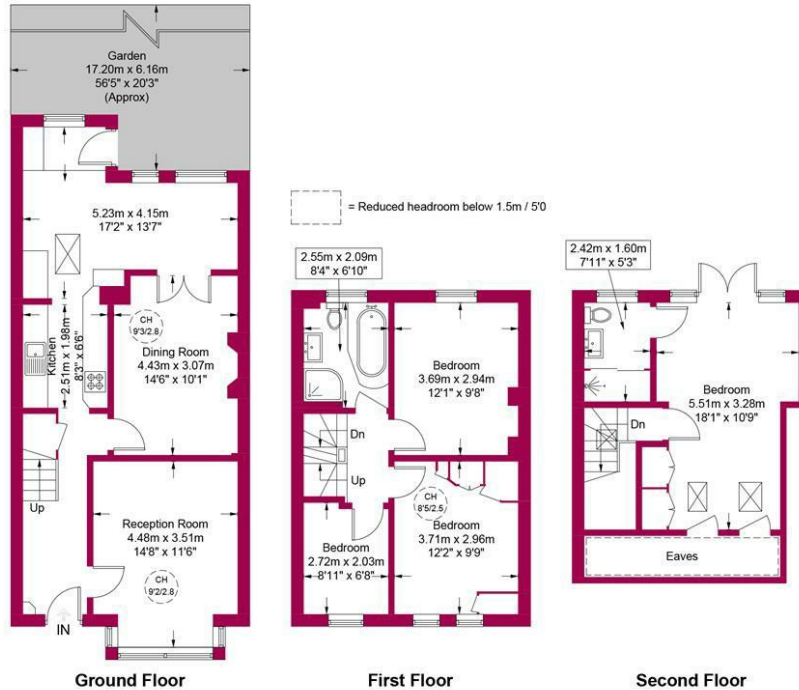
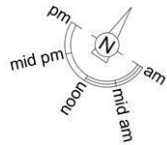
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## Ladbroke Road, EN1

Approximate Gross Internal Area = 1413 sq ft / 131.3 sq m

Restricted Height = 50 sq ft / 4.7 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.



Certified Property Measurer

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come by and meet the team

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