



30  
Zone  
ENDS

93 Ladysmith Road, Enfield, EN1 3AH

£625,000

Lanes  
ESTATE AGENTS



## 93 Ladysmith Road, Enfield, EN1 3AH

Lanes are pleased to present to the market this Three Bedroom End Of Terrace House. Located in EN1 this property is the perfect property to make your own, a real blank canvas, for anyone to put their own stamp on, driveway and garage are included with this property, this property also has further potential to extend (STPP). Situated conveniently for Enfield Town rail station(Liverpool Street), Enfield Towns multiple shopping facilities and A10/M25 transport links. Features include: large through lounge, extended kitchen/diner and a south easterly facing rear garden. The property is 'SOLD AS SEEN'.



### **Porch**

Frosted glazed door leading to inner hallway.

### **Inner Hallway**

Stairs leading to first floor landing, under stair storage cupboard, double doors leading to lounge and access leading to kitchen.

### **Lounge**

26'0" x 13'0" (7.92m x 3.96m)  
(narrowing to 11'0") Double glazed window to front aspect, three radiators and access leading to kitchen/diner.

### **Kitchen/Diner**

20'10" x 18'0" (6.35m x 5.49m )  
(narrowing to 6'0" (L-Shape)) Dual aspect double glazed windows, double glazed sliding door leading to rear garden, eye and base level units with roll top worksurfaces, fitted oven with gas hob and extractor hood, space for fridge/freezer, washing machine, tumble dryer and dish washer, stainless steel two bowl sink with mixer tap and drainer, part tiled walls and radiator.

### **First Floor Landing**

Loft access and doors leading to all rooms.

### **Bedroom One**

14'0" x 11'10" (4.27m x 3.61m)  
Double glazed window to front aspect and radiator.

### **Bedroom Two**

12'0" x 11'10" (3.66m x 3.61m)  
Double glazed window to rear aspect and radiator.

### **Bedroom Three**

9'0" x 5'9" (2.74m x 1.75m)  
Double glazed window to front aspect and radiator.

### **W.C**

Frosted double glazed window to rear aspect and low flush W.C.

### **Bathroom**

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, part tiled walls and radiator.

### **Exterior - Front**

Part crazy paved, shingled area, up and over door leading to garage.

### **Garage**

Up and over door.

### **Exterior - Rear**

South westerly facing, mainly laid to lawn, part patio paved, flower bed to side and access leading to garage.

### **Lanes Estate Agents Enfield Reference**

ET5150/AX/AX/AX/120424





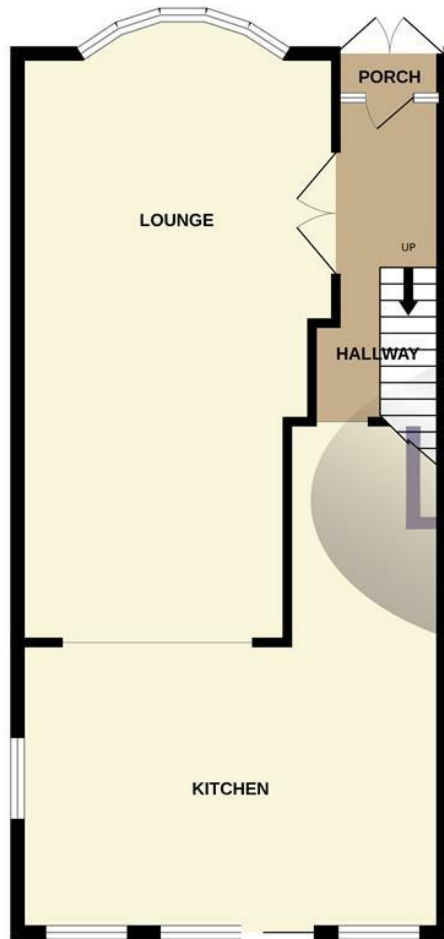






GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.2 sq.m.) approx.

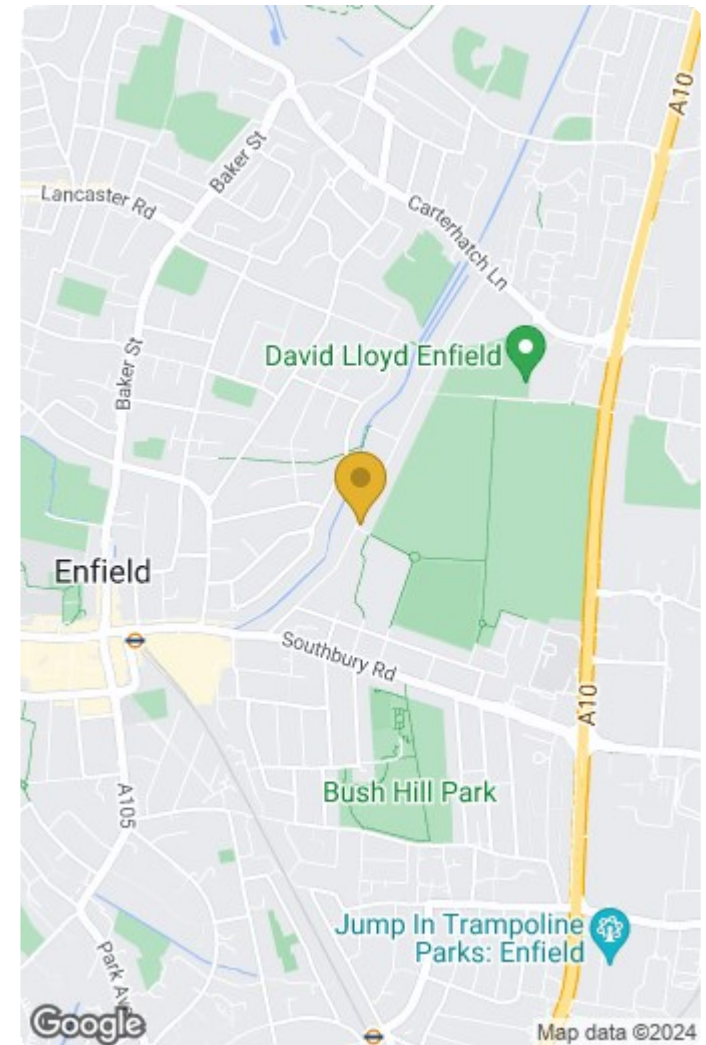


TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Class	Band
Very energy efficient - lower running costs	(92 plus)	A	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Band
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not so environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

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