



300 Ladysmith Road, ENFIELD, EN1 3AF

Offers Over £525,000





## 300 Ladysmith Road, ENFIELD, EN1 3AF

Lanes are delighted to offer this three bedroom mid terrace 1930's house situated conveniently for Enfield Town rail station and multiple shopping facilities. The property has recently been refurbished to in our opinion a high standard and benefits from off-street parking, west facing rear garden, kitchen/diner, first floor bathroom and more. Internal viewing is highly recommended to fully appreciate this property. Call now!



### Hallway

Frosted double glazed window to front aspect, wooden engineered flooring, stairs to first floor landing, two under stair storage cupboards, doors to lounge and kitchen/diner.

### Lounge 14'6" x 11'5" (4.42m x 3.48m)

Triple glazed bay window to front aspect, radiator and wooden engineered flooring.

### Kitchen/Diner 17'2" x 12'8" (5.23m x 3.86m)

Three double glazed windows to rear aspect, eye and base level units with granite worktop surfaces and splashbacks, stainless steel sink with mixer tap, fitted gas hob and electric oven with extractor fan, space for fridge/freezer, washing machine and dishwasher, wooden engineered flooring, and double glazed door leading to rear garden.

### First Floor Landing

Loft access, radiator, wooden engineered flooring and doors leading to all rooms.

### Bedroom One 14'5" x 10'4" (4.39m x 3.15m )

Triple glazed bay window to front aspect, wooden engineered flooring and radiator.

### Bedroom Two 12'10" x 10'4" (3.91m x 3.15m )

Double glazed bay window to rear aspect, wooden engineered flooring and radiator.

### Bedroom Three 6'11" x 6'6" (2.11m x 1.98m )

Triple glazed bay window to front aspect, wooden engineered flooring and radiator.

### Bathroom

Frosted double glazed window to rear aspect, Panel enclosed bath with mixer tap and separate wall mounted shower, vanity wash hand basin with mixer tap, concealed low flush W.C, and heated towel rail.

### Exterior - Front

Driveway for off street parking.

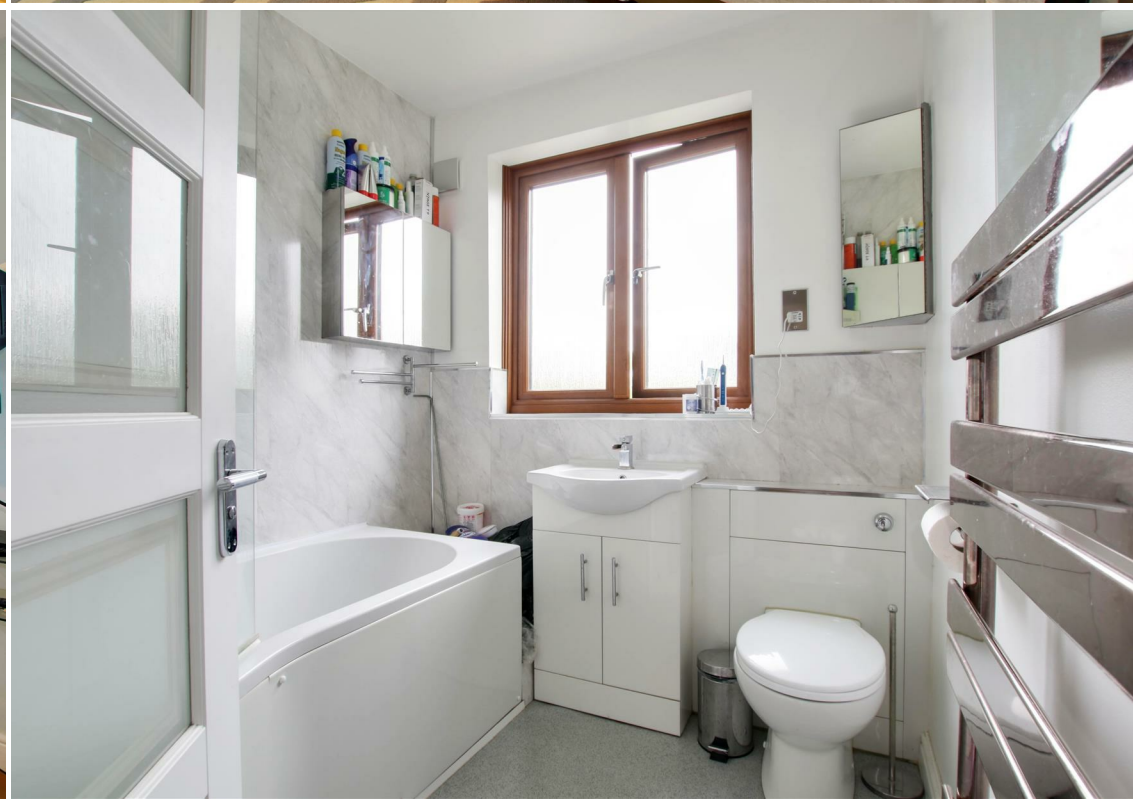
### Exterior - Rear

West facing, mainly laid to lawn with decking area.

### Lanes Enfield Town Property Reference Number

ET5176/AP/AX/AX/250724



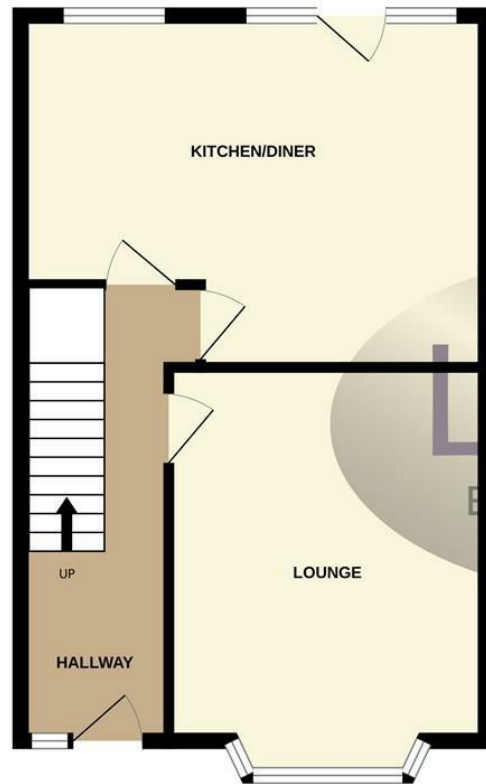




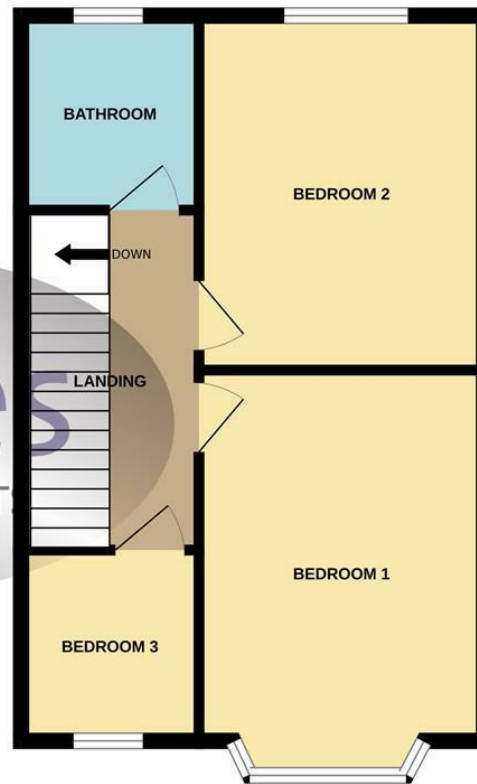




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

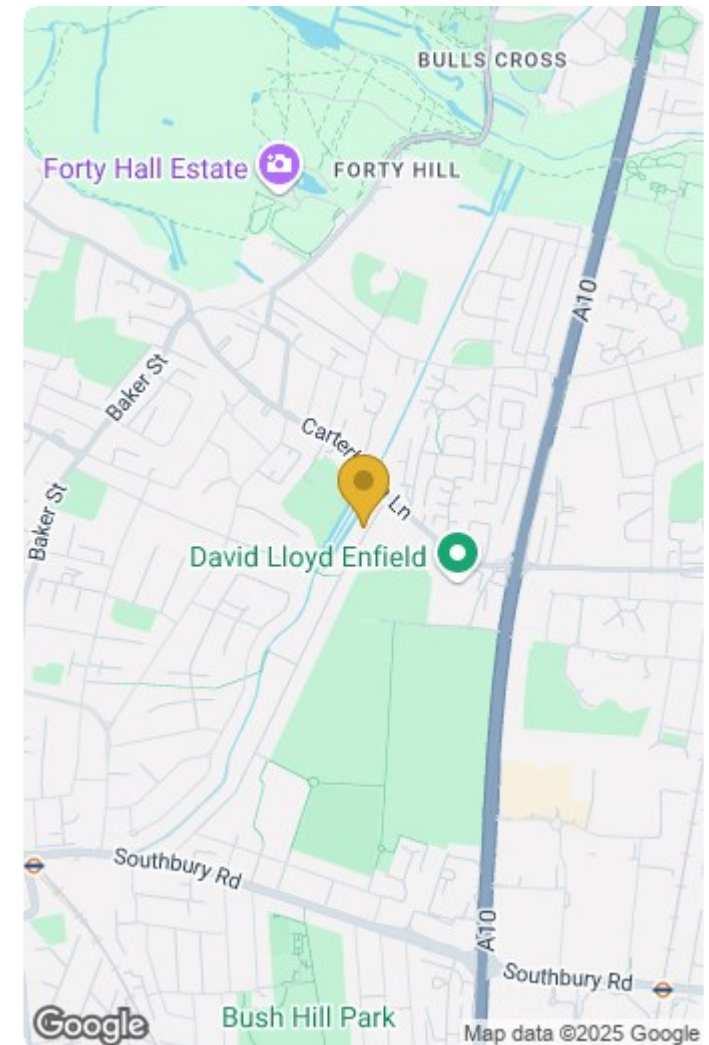


TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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