



9 Ladbroke Road, Enfield, EN1 1HY

£595,000

Lanes
ESTATE AGENTS

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Nestled on the charming Ladbroke Road in Enfield, this larger than average end of terrace Victorian house presents an excellent opportunity for families and professionals alike. With three bedrooms, this home offers ample space for comfortable living. The property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family time.

The house is conveniently located just a three-minute walk from Bush Hill Park train station, making commuting to central London a breeze. For those who drive, off-street parking is available for one vehicle, adding to the convenience of this delightful residence.

Additionally, the property has previously held planning permission for further extension, providing the potential for future development to suit your needs. This feature allows for the possibility of creating your dream home in a sought-after area.

With its blend of Victorian charm and modern convenience, this property is a rare find in the vibrant Enfield community. Whether you are looking to settle down or invest, this home is sure to impress. Don't miss the chance to make this lovely house your own.



Hallway

Reception One

15'3" x 9'8" opening to 12'0 (into bay) (4.65m x 2.95m
opening to 3.66m (into bay))

Reception Two

15'2" (into bay) x 11'8" (4.62m (into bay) x 3.56m)

Reception Three

11'5" x 10'5" (3.48m x 3.18m)

Kitchen

10'6" x 7'6" (3.20m x 2.29m)

Lean - To

19'4" x 5'9" (5.89m x 1.75m)

First Floor Landing

Bedroom One

13'2" x 10'5" opening to 12'7" (into bay) (4.01m x 3.18m
opening to 3.84m (into bay))

Bedroom Two

13'1" x 11'3" (3.99m x 3.43m)

Bedroom Three

10'4" x 6'0" (3.15m x 1.83m)

W.C

8'4" x 3'8" (2.54m x 1.12m)

Bathroom

11'5" x 6'3" (3.48m x 1.91m)

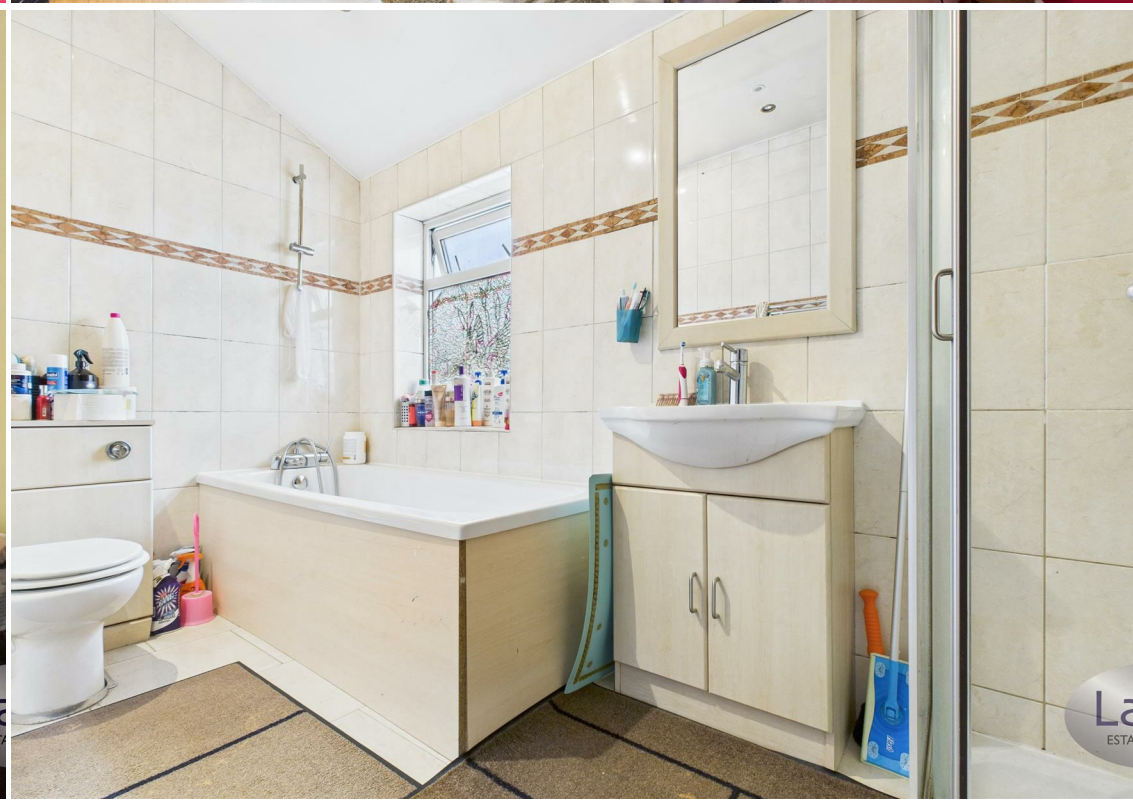
Front Garden

Driveway

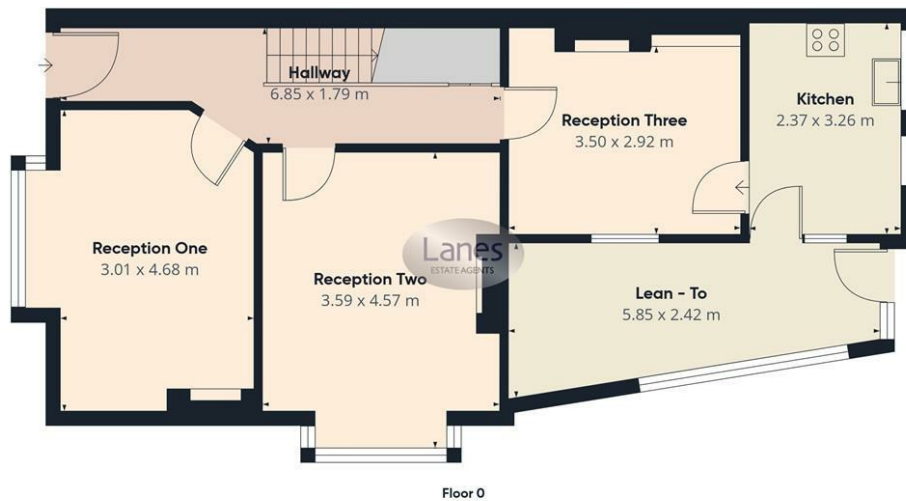
Rear Garden

Lanes Estate Agents Enfield Reference Number

ET5309/AX/AX//AX/26012026





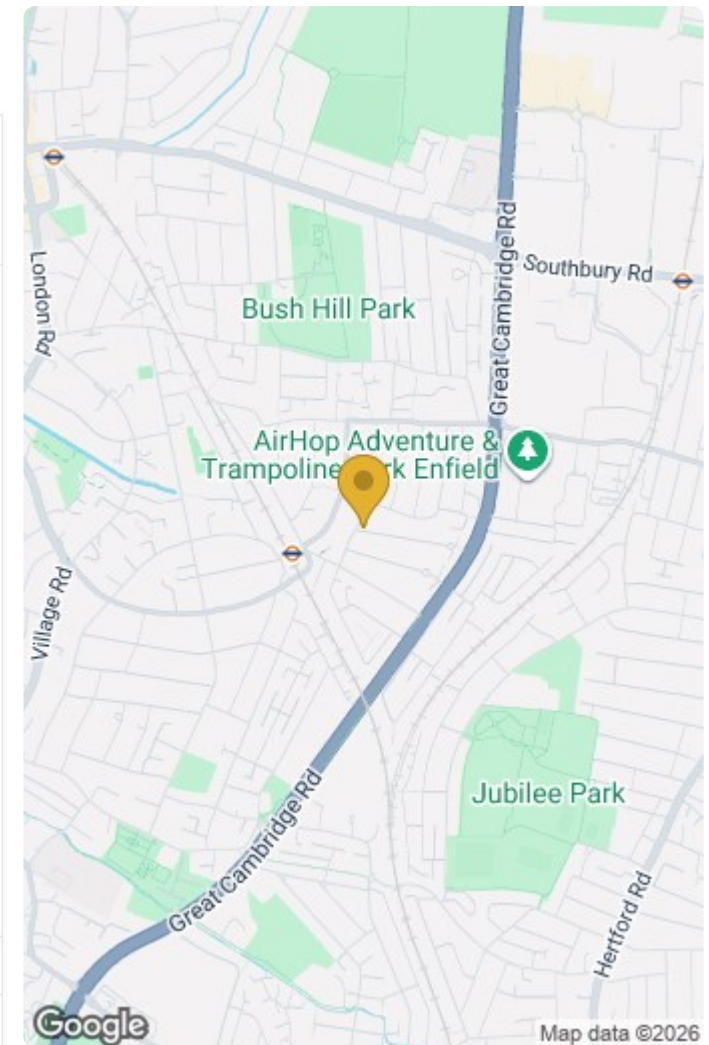


Approximate total area⁽¹⁾
118.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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