

12 Ladbroke Road, Enfield, EN1 1HY

Offers Over £575,000

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Nestled on the charming Ladbroke Road, this delightful four-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed first-floor family bathroom adds convenience to daily living.

One of the standout features of this home is the loft conversion. The property also offers potential for further extension to the rear, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and preferences.

The location is particularly appealing, as it is within walking distance to Bush Hill Park Station, providing easy access to central London and beyond. The surrounding area is known for its friendly community atmosphere and local amenities, making it an ideal place to settle down.

This end of terrace house combines comfort, space, and potential, making it a wonderful choice for those seeking a family home in a desirable location. Don't miss the chance to make this property your own.







Hallway

Living Room 14'6" x 11'7" (4.42m x 3.53m)

Dining Room 14'6" x 10'4" (4.42m x 3.15m)

Kitchen 8'7" x 6'8" (2.62m x 2.03m)

First Floor Landing

Bedroom Two 14'11" x 10'3" (4.55m x 3.12m)

Bedroom Three 11'11" x 10'2" (3.63m x 3.10m)

Bedroom Four 7'1" x 6'8" (2.16m x 2.03m)

Bathroom 8'7" x 6'10" (2.62m x 2.08m)

Second Floor Landing

Bedroom One
17'5" x 17'5" narrowing to 12'1" (5.31m x 5.31m narrowing to 3.68m)
(Restricted Head Height)

Front Garden

Rear Garden

Lanes Estate Agents Enfield Reference Number
ET5338/AX/AX/AX/260526 - Enfield Estate Agent













Floor 0



Floor 1



Floor 2

Approximate total area(1)

99.7 m²
1073 ft²

Reduced headroom

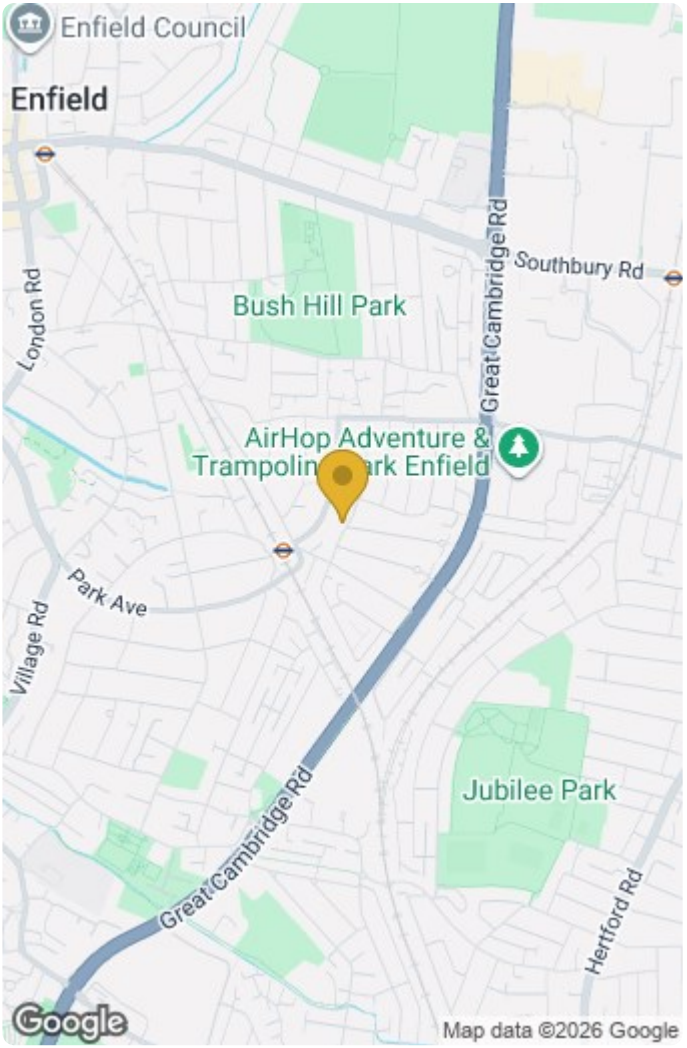
2.5 m²
27 ft²

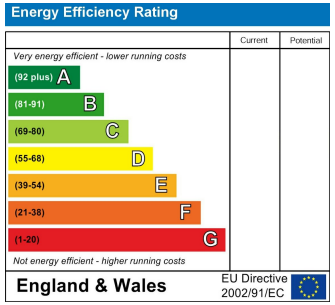
(1) Excluding balconies and terraces

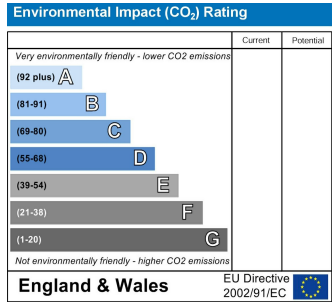
Reduced headroom
Below 1.5 m/5 ft

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

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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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