



32. Ladbroke Road, ENFIELD, EN1 1HX

£590,000

Lanes
ESTATE AGENTS

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This four-bedroom Family home 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.

Don't miss the chance to make this property your own.



Door to

Hallway

Reception Room 15'3 x 11'4 (4.65m x 3.45m)
into alcove and widest point plus bay

Reception Room 19'5 x 9'11 (5.92m x 3.02m)
to widest point

Kitchen 13'4 x 6'7 (4.06m x 2.01m)

First Floor Landing

Bedroom 11'11 x 7'11 (3.63m x 2.41m)
to fitted wardrobe

Bedroom 11'10 x 8'0 (3.61m x 2.44m)
to fitted wardrobe

Bedroom 6'10 x 8'7 (2.08m x 2.62m)

Bathroom

Second Floor Landing

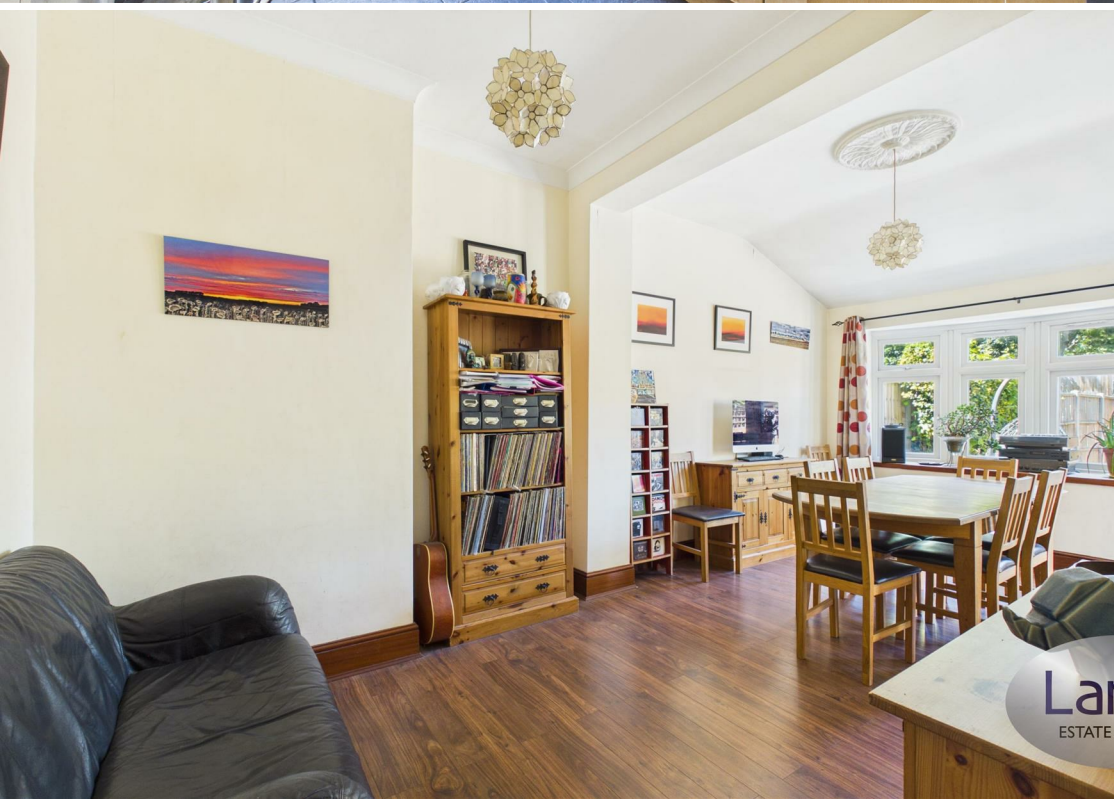
Bedroom 14'4 x 9'2 opening to 12'5 (4.37m x 2.79m opening to 3.78m)
Restricted head height

Front Garden

Rear Garden

Reference

ET5347/PL/21072026 - Enfield Estate Agent







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

