



Ladysmith Road, Enfield

Under Offer (SSTC)

£640,000





Five Bedroom, 1930's Bay Fronted house, with off street parking, on a sought-after residential road

Baker and Chase are delighted to offer this immaculate 5 bedroom 1930's property, on a popular no through road location, moments from Enfield Town.

Having been thoughtfully extended, the accommodation begins via a generous hallway offering access to the front reception room which boasts solid oak flooring and a log burner. The rear of the property boasts an extended kitchen/diner, offering modern integrated kitchen with Quartz worktops. An open family space is on offer here, looking out onto a well manicured garden via French doors. A downstairs cloakroom finishes the ground floor layout.

The first floor offers an original layout with three bedrooms and a contemporary family bathroom suite. The accommodation concludes on the second floor offering a two further bedrooms, with bespoke storage cupboards and a stylish shower room.

Externally to the front there is ample off street parking for two cars. The garden has both lawn and patioed areas and benefits from gated rear access.

The location offers access to Enfield Town, including the London Overground Station which serves London Liverpool Street via Seven Sisters (Victoria Line) in around 30 minutes as well as Enfield Town's range of shopping facilities. The A10 is close by and gives vehicle access to both the M25 and A406.

St Andrews C of E and George Spicer are both within 0.5 miles, as well as some of Enfield's most popular secondary school choices Enfield Grammar School for Boys, Enfield County Girls school and Chace Community School.

For further details or to arrange your viewing, please contact our office.

Front Garden

Resin sealed driveway with parking for two cars and low level shrubs

Porch

uPVC double glazed door, uPVC double glazed window, door leading to inner hallway.

Inner Hallway

Solid oak flooring, radiator, coving to ceiling, stairs to first floor landing, under stairs storage cupboard housing electric and gas meters and fuse box, separate door to second under stairs storage space, door to reception one, door to reception two / kitchen-dining area, door to WC/utility room.

Reception Room

16'0" x 12'4"

Solid oak flooring, coving to ceiling, uPVC double glazed window to front aspect, radiator, wood burner.

Kitchen/Dining Area

20'6" x 15'10"

Solid oak flooring, coving to ceiling, spotlights to ceiling, two radiators, two velux windows, uPVC double glazed door leading to rear garden, uPVC double glazed window to rear aspect, eye and base level units, space for fridge/freezer, fitted double electric oven, fitted electric induction hob with extractor over, sink with chef's pull out mixer tap, integrated dishwasher, cupboard housing 'Worcester' combination boiler.

WC/Utility Room

Tiled flooring, extractor fan, low level WC, wash hand basin with mixer tap, plumbed for washing machine, plumbed for dryer.

First Floor Landing

Stairs to second floor landing, doors to

Bedroom One

16'1" x 9'8"

uPVC double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom Two

12'1" x 10'4"

uPVC double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom Five

8'2" x 6'11"

uPVC double glazed window to front aspect, radiator.

Bathroom

Tiled flooring, tiled walls, heated towel rail, spotlights to ceiling, extractor fan, low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over, storage cupboard, frosted uPVC double glazed window to rear aspect

Second Floor Landing

Doors to bedrooms three and five, door to shower room.







Bedroom Three

9'11" x 8'11"

uPVC double glazed window to rear aspect, radiator, spotlights to ceiling.

Bedroom Four

12'9" x 9'1"

Two velux windows, radiator, storage under eaves, spotlights to ceiling.

Shower Room

Tiled flooring, tiled walls, heated towel rail, extractor fan, pedestal wash hand basin with mixer tap, low level WC, walk in shower cubicle, spotlights to ceiling, frosted uPVC double glazed window to rear aspect.

Rear Garden

Part paved area, part laid to lawn, further decking area to rear with timber built shed, pergola and power, outside tap, rear pedestrian access.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

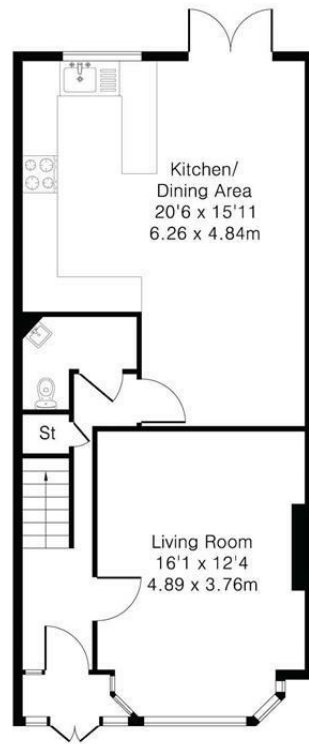
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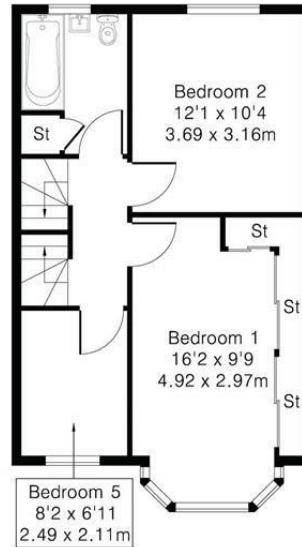
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



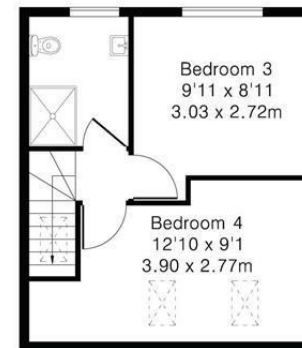
Approximate Gross Internal Area 1281 sq ft – 119 sq m
Ground Floor Area 580 sq ft – 54 sq m
First Floor Area 411 sq ft – 38 sq m
Top Floor Area 290 sq ft – 27 sq m



Ground Floor



First Floor



Top Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C