



Ladysmith Road, Enfield, EN1 3AG

welcome to
Ladysmith Road, Enfield

Delightful three bedroom 1930's built family house in this quiet residential no-through road just minutes from the David Lloyd Sports Centre, shops, schools, parks and within easy access of Forty Hall Country Park, Enfield Town, the A10 with its abundance of retail parks.

The property is well presented throughout and offers many pleasing features.



Double Glazed Porch

Entrance Hall

Fitted carpet, radiator, understairs cupboard, original leaded glass window to front.

Lounge

16' 3" into bay x 12' 4" (4.95m into bay x 3.76m)

Fitted carpet, radiator, electric fire with wood surround.

Dining Room

12' x 11' (3.66m x 3.35m)

Fitted carpet, two radiators, double glazed door to garden.

Dual Aspect Kitchen

17' 3" x 6' 7" (5.26m x 2.01m)

Beautifully fitted in a range of modern cream units with one and a half bowl composite sink and drainer inset to composite worksurface, tiled splashback, integrated dishwasher, washing machine, double oven and grill and fridge freezer, breakfast bar, double glazed door to garden, radiator, vinyl tiled floor, gas central heating boiler.



First Floor

Bedroom One

16' 2" into bay x 10' 10" (4.93m into bay x 3.30m)

Fitted carpet, radiator, range of built-in floor to ceiling wardrobe cupboards.

Bedroom Two

12' 1" x 10' 4" max (3.68m x 3.15m max)

Fitted carpet, radiator, range of built-in floor to ceiling wardrobe cupboards.

Bedroom Three

8' 4" x 6' 10" (2.54m x 2.08m)

Fitted carpet, radiator, picture rail.

Shower Room WC

Fitted in a modern white suite comprising, walk-in shower, vanity basin with cupboard under, mixer tap over, low flush WC, radiator, heated towel rail, shaver point, sunken spotlights to ceiling, airing cupboard.

Outside

Front Garden

Paved off-street parking for two cars.

Rear Garden

Approximately 70' of mature and beautifully maintained garden, laid to lawn with paved patio, well stocked flower and shrub borders, glass house, timber shed, pedestrian gate to rear.



view this property online barnfields.co.uk/Property/ENF105968







welcome to

Ladysmith Road, Enfield

- Quiet No-Through Road
- Two Reception Rooms
- Off Street Parking
- 17' Modern Fitted Kitchen
- Approximately 70' Mature Rear Garden

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



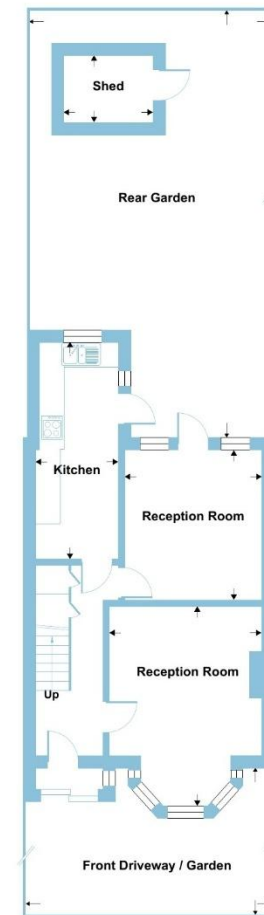
Property Ref:
ENF105968 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

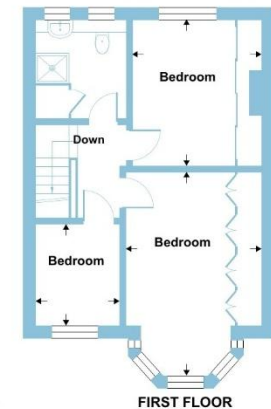
Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Ladysmith Road, Enfield, EN1

Approximate Area = 1007 sq ft / 93.5 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 1045 sq ft / 97 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1466081



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk