

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

LADYSMITH ROAD, ENFIELD, EN1



A well-presented, four-bedroom bay fronted family house, benefitting from secure off-street parking and a west facing garden located upon this desirable residential no-through-road, in close proximity to Enfield Town. The accommodation, that extends to in-excess of 1,250 sq ft, comprises generous entrance hallway with under stairs store cupboards and doors leading to: reception room to front aspect with double doors to living/dining room and separate galley kitchen which in turn opens onto a breakfast/dining area. Double doors from the kitchen lead to a patio area and west facing garden (laid to lawn) extending to approximately 70 ft with large garden shed/summer house. The first floor comprises two double bedrooms, (master with built in wardrobes), further bedroom/study and shower room, the second (top) floor has a bedroom suite and family bathroom suite. The property is presented in good decorative order throughout and features include quality wood flooring to principle rooms, UPVC double glazing throughout, coving and dado rails and cast-iron feature fireplace to the reception.

Ladysmith Road is very well placed for access Enfield Town with its broad array of shopping and leisure amenities to include Waitrose, independent department stores, coffee shops and restaurants. Enfield Town Park and Enfield Playing Fields with their green open spaces and tennis courts are easily accessible. Transport wise the property is ideally placed for the numerous bus routes that serve Enfield Town, providing services to across the borough and beyond. Enfield Town Station (Overground) provides commuter services to London's Liverpool Street Station and a little further is Enfield Chase Station that provides access to both Moorgate and Kings Cross Stations.

**£550,000 (STC)**

**CHAIN FREE**

**FREEHOLD**

**0208 350 8936**

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

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Scheme



**Council Tax - E £2,073 (Enfield)**



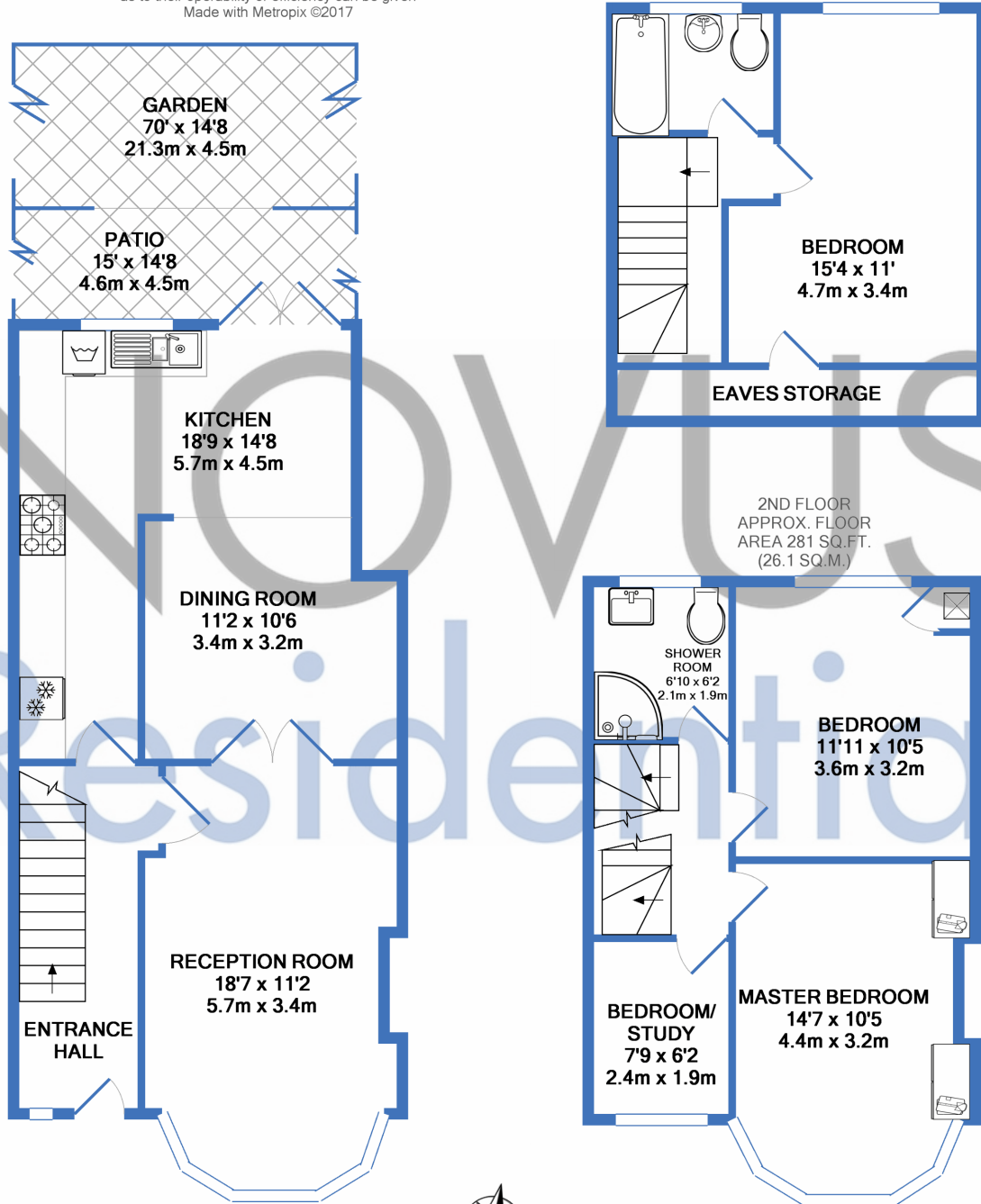






LADYSMITH ROAD, ENFIELD, EN1  
 TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 566 SQ.FT.  
 (52.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 406 SQ.FT.  
 (37.7 SQ.M.)

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
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