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38 Ladbrooke Road, Enfield, EN1 1HX

£565,000

Lanes are delighted to market this immaculately presented FOUR BEDROOM HOUSE only minutes walk away from Bush Hill Train Station. The property benefits from exceptional living space from the warm, welcoming lounge with original fire place to the spacious kitchen/diner and conservatory.

On the first floor you will find three good size bedrooms and family bathroom and the loft has been converted to a beautifully presented double bedroom and en-suite.

The location is ideal, minutes walk to Bush Hill Train Station, all local amenities and good schools.
Please call Lanes for your viewing!



FRONT

Paved front with well maintained shrubbery.

HALLWAY

Large hallway with wooden flooring, radiator, useful under stair storage space and carpeted stairs to first floor landing.

LOUNGE

14'6 x 11'6 (4.42m x 3.51m)

Good size bright warm lounge with original fire place, carpeted flooring, radiator, coving to ceiling and double glazed sash windows to front.

KITCHEN AREA

8'6 x 8'5 (2.59m x 2.57m)

Open plan kitchen/diner with the well equipped kitchen area comprising of a range of base and eye level units with work top surface, integrated oven with gas hob and extractor fan over, sink with mixer tap and splash back protection, plumbing for washing machine and dishwasher and space for tumble dryer. Double glazed windows to conservatory and tiled flooring.

DINING AREA

11'11 x 9'11 (3.63m x 3.02m)

Wooden flooring, radiator, space for large American Style fridge/freezer and door to conservatory.

CONSERVATORY

14'9 x 10'1 (4.50m x 3.07m)

Large conservatory with tiled flooring, part bricked walls and doors to garden.

LANDING

Carpeted flooring and stairs to loft conversion.

BEDROOM ONE

12'2 x 9'9 (3.71m x 2.97m)

Spacious bright main bedroom with carpeted flooring, radiator and double glazed windows to front.

BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

Second double bedroom with built in storage space, carpeted flooring, radiator and double glazed windows to rear.

BEDROOM THREE

8'3 x 6'10 (2.51m x 2.08m)

Good size single bedroom with built in wardrobe, carpeted flooring, radiator and double glazed window to front.

BATHROOM

Comprising of bath with rain forest type shower head, hand basin with vanity unit below, low level WC, radiator, tiled floors and walls and frosted double glazed window to rear.

BEDROOM/LOFT CONVERSION

18'2 x 11'8 (5.54m x 3.56m)

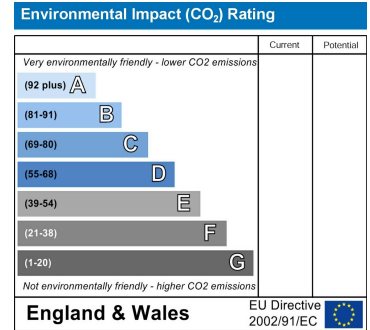
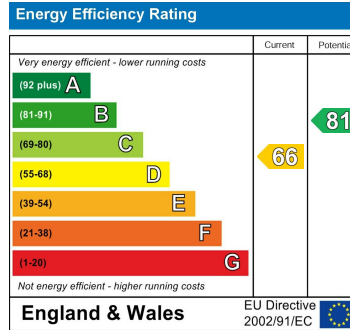
Excellent size very well presented bedroom with carpeted flooring, radiator, spot lights, eave storage and double French Doors to Juliette Balcony.

EN-SUITE

Modern en-suite comprising of shower cubicle, hand basin, low level WC, tiled flooring, part tiled walls, chrome towel radiator and frosted double glazed windows to rear.

GARDEN

Fully enclosed good size west facing garden with patio and lawn, shed to rear and well maintained shrubbery and plants to sides.



Ladbroke Road, EN1



Total area: approx. 122.0 sq. metres (1313.7 sq. feet)
For illustration purposes only - not to scale

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.

