

83 Landseer Road, Enfield, EN1 1DP
Offers in excess of £475,000

2 1 2 D



PINDROP PROPERTY



83 Landseer Road, Enfield, EN1 1DP
Offers in excess of £475,000
Council Tax Band: D

Chain Free A well-presented two-bedroom end-of-terrace home in Bush Hill Park, offering a thoughtfully reconfigured layout, a lovely landscaped rear garden and an excellent location for commuters — available with no onward chain.

The current owners have made a smart change here, relocating the bathroom upstairs has made a real difference to how the home lives. The result is a surprisingly spacious family bathroom sitting alongside two generous double bedrooms on the first floor, whilst the ground floor benefits from a natural, easy flow throughout. The kitchen is well-finished and opens directly onto the rear garden, a beautifully maintained outdoor space with side access that offers a genuine sense of privacy. Off-street parking for two vehicles to the front completes a package that is increasingly difficult to find in this part of Enfield.

Landseer Road sits within Bush Hill Park, one of Enfield's most well-regarded and characterful neighbourhoods. Bush Hill Park station is a short walk away with direct services into Liverpool Street, making this an ideal base for those heading into the city. For drivers, the property is also well placed for swift access to the A10, A406 and M25, making getting around the wider region straightforward. Enfield Town is moments away for a wide range of shops, restaurants and everyday amenities, and the Enfield Town Park itself, with its open green spaces, tennis courts and outdoor gym.

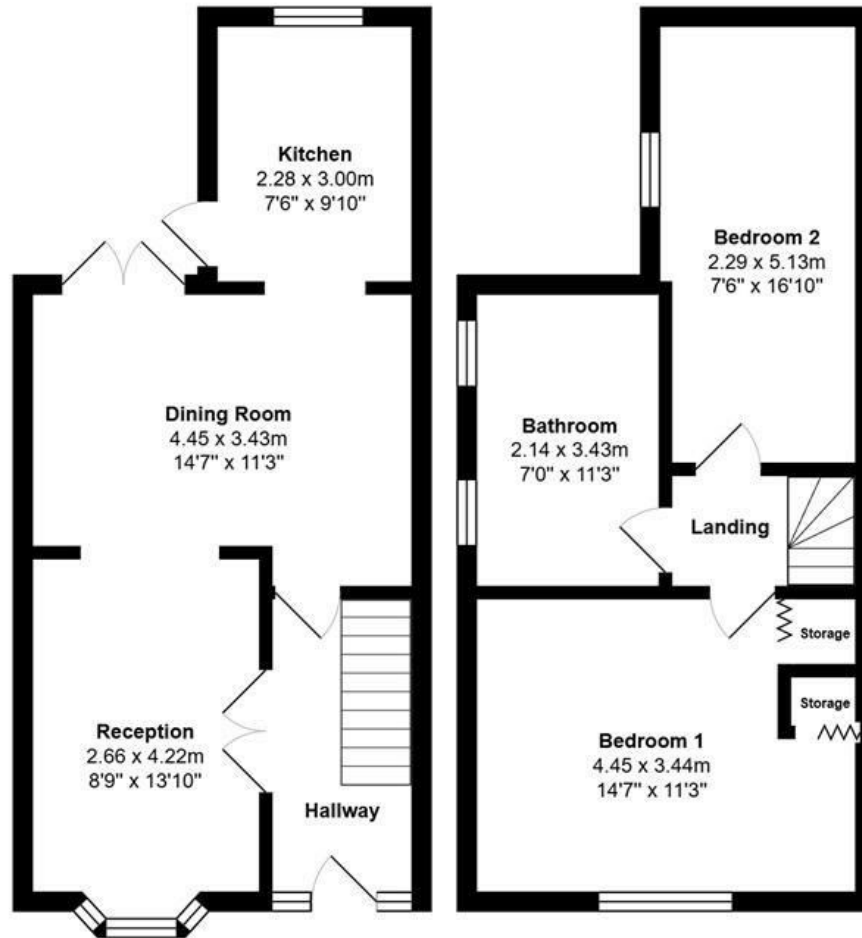
Bush Hill Park Primary School is within easy walking distance, Raglan Primary School is also close by, and Kingsmead School sits just half a mile away, rounding off what is a genuinely strong location for both families and professionals alike.

Presented in good order, offered chain free and ready to move straight into, early viewing is highly recommended.









Ground Floor
Area: 38.8 m² ... 418 ft²

First Floor
Area: 38.5 m² ... 414 ft²



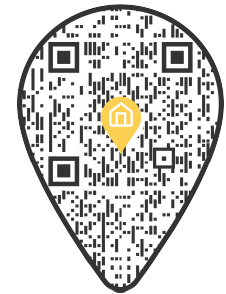
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Total Area: 77.3 m² ... 832 ft²
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC