



Woodlands Road, Enfield

Under Offer (SSTC)
£560,000 (Freehold)





A charming three-bedroom end-of-terrace home with two reception rooms and a west-facing garden, ideally located for schools, transport and local amenities.

This period-style property offers a well-balanced layout arranged over two floors, combining character with practical living space. The ground floor features two versatile reception rooms: a front lounge with feature fireplace and fitted storage, and a rear reception opening directly to the garden. The kitchen is fitted with a range of units, with space for appliances and access to the garden, while useful understairs storage adds to the home's practicality.

Upstairs, there are three good-sized bedrooms, two with fitted wardrobes, and a family bathroom. Additional benefits include double glazing, gas central heating via a "Vaillant" boiler, and Amtico flooring in key areas.

Externally, the property enjoys a west-facing rear garden with a patio, lawn, shrub borders and a timber shed, plus side access to the paved front garden.

Woodlands Road is a sought-after residential turning, popular with families thanks to its proximity to respected local schools and green spaces. Gordon Hill Station is just 0.4 miles away, offering direct rail connections into central London. Enfield Town's shops, cafés and restaurants are within easy reach, while road connections via the A10 and M25 make travel across London and beyond straightforward.

The property is offered with a suited vendor, providing a smoother transaction, and presents scope for further development (STPP), making it an attractive opportunity for buyers seeking a home with both charm and potential.

Tenure: Freehold

Local Council: London Borough of Enfield

Council Tax Band: E

Porch

Front door to inner hallway, tiled flooring.

Inner Hallway

Cupboard housing fuse box and electric meter, coving to ceiling, ceiling rose, Amtico flooring, radiator, stairs to first floor landing, understairs storage cupboard, door to reception 1, door to reception 2, door to kitchen.

Reception 1

Coving to ceiling, ceiling rose, double glazed window to front aspect, carpet, radiator, feature fireplace with surround, built-in storage cupboard.

Reception 2

Coving to ceiling, ceiling rose, double glazed doors leading to rear garden, Amtico flooring, 2x radiators, access to kitchen.

Kitchen

Part tiled walls, spotlights to ceiling, double glazed window to rear aspect, Amtico flooring, eye and base level units, wall mounted 'Vaillant' boiler, sink with mixer tap, space for fridge/freezer, space for electric oven and hob with extractor over, space for dishwasher, space for washer/dryer.

Bedroom 1

Coving to ceiling, double glazed window to front aspect, carpet, radiator, fitted wardrobe.

Bedroom 2

Coving to ceiling, double glazed window to rear aspect, carpet, radiator.

Bedroom 3

Double glazed window to front aspect, carpet, radiator, fitted wardrobe, coving to ceiling.





Bathroom

Part tiled walls, frosted uPVC double glazed window to rear aspect, tiled flooring, heated towel rail, wash hand basin with mixer tap, low level WC, bath with mixer tap and shower attachment, storage cupboard housing water tank.

Rear Garden

Paved patio area, rest laid to lawn, shrub borders, outside tap, timber built shed, side gate leading to front garden.

Front Garden

Paved area, shrub border, gas meter box.

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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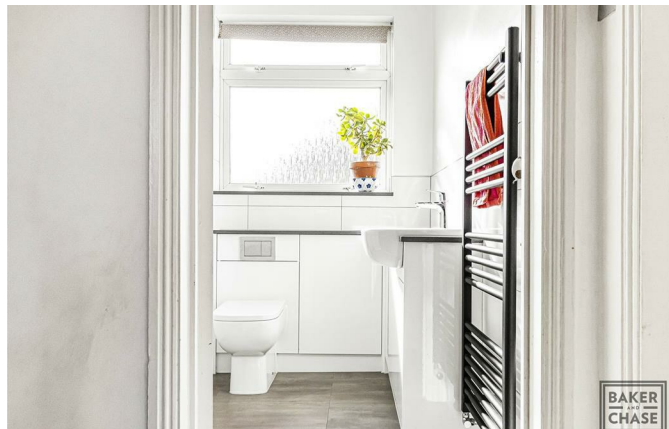






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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.





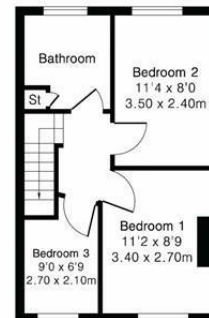
Approximate Gross Internal Area 808 sq ft - 76 sq m

Ground Floor Area 468 sq ft - 44 sq m

First Floor Area 340 sq ft - 32 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

