



64 Woodgrange Avenue, Enfield, EN1 1EN  
Offers In Excess Of £550,000





## 64 Woodgrange Avenue, Enfield, EN1 1EN

Welcome to this charming end of terrace house located on Woodgrange Avenue, Enfield! This property boasts a through lounge, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, first floor bathroom and a ground floor W.C, there is ample space for everyone in the household.

One of the standout features of this property is the converted garage, which can be used as an additional bedroom or a versatile reception room to suit your needs. The extended kitchen provides a modern touch and plenty of space for cooking up delicious meals.

Parking is always a premium, but fear not, as this house offers off-street parking for multiple vehicles, ensuring convenience for you and your visitors. Additionally, the proximity to the A10 road network makes commuting a breeze.

Don't miss out on the opportunity to own this lovely property in a desirable location. Book a viewing today and envision the possibilities that this house on Woodgrange Avenue can offer you!



### Hallway

Stairs leading to first floor landing, doors leading to lounge, kitchen, reception two/bedroom four and W.C.

### Lounge

25'9" x 11'3" (max) (7.85m x 3.43m (max))

Double glazed window to front aspect, two radiators, laminate wood flooring and double glazed patio doors leading to rear garden.

### Reception Two/ Bedroom Four

12'2" x 5'9" (3.71m x 1.75m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### Kitchen

14'1" x 13'0" (4.29m x 3.96m)

Double glazed window to rear aspect, double glazed door leading to rear garden, laminate wood flooring, eye and base level units with wooden worktop surfaces, five point gas hob with extractor hood, fitted double oven, integrated dishwasher, space for washing machine and double fridge freezer, sink with mixer tap and drainer unit, spotlights, radiator and part tiled walls.

### W.C

Low flush W.C, sink with pillar taps, radiator, part tiled walls and tiled floor.

### First Floor Landing

Loft access and access to all rooms.

### Bedroom One

13'1" (into bay) x 10'6" (3.99m (into bay) x 3.20m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### Bedroom Two

12'2" (into bay) x 10'6" (3.71m (into bay) x 3.20m)

Double glazed window to rear aspect, radiator and laminate wood flooring.

### Bedroom Three

7'3" x 6'3" (2.21m x 1.91m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and wall mounted shower, sink with mixer tap, low flush W.C, heated towel rail, tiled floor and part tiled walls.

### Exterior - Front

Brick paved driveway.

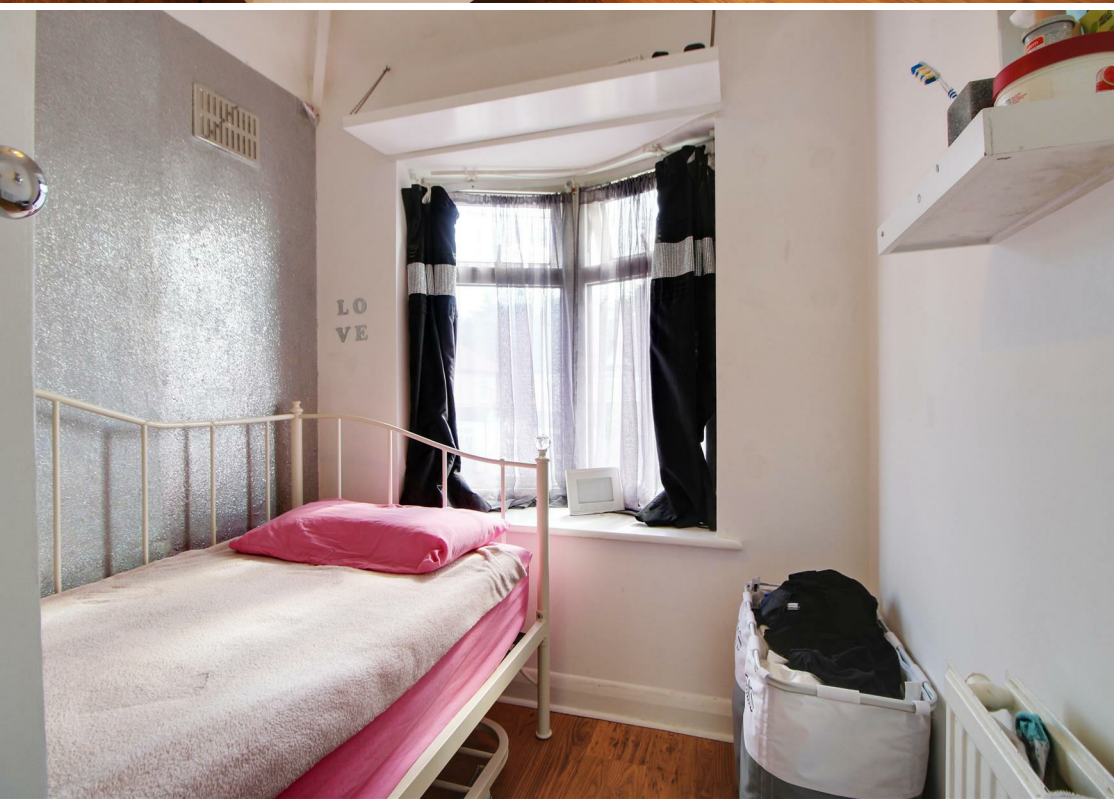
### Exterior - Rear

Part patio paved, lawn area, raised concrete area to rear, bushes to side and gate leading to side access.

### Lanes Property Agents Enfield Reference

ET5187/AX/AX/AX/160924



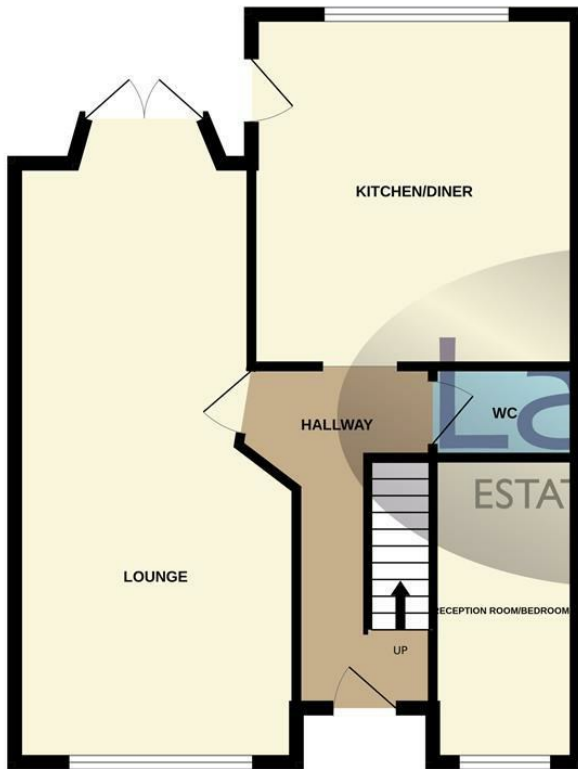




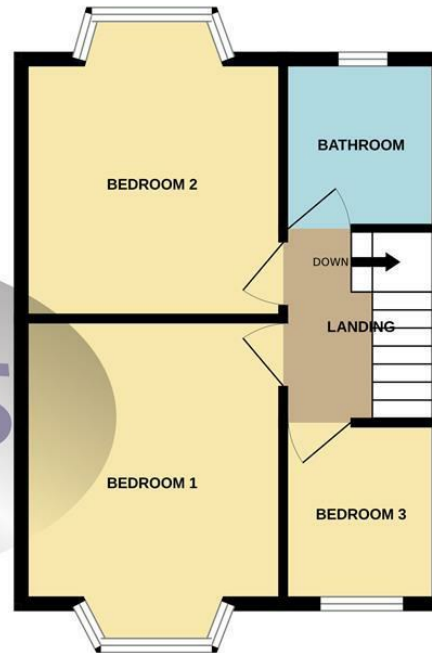




GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



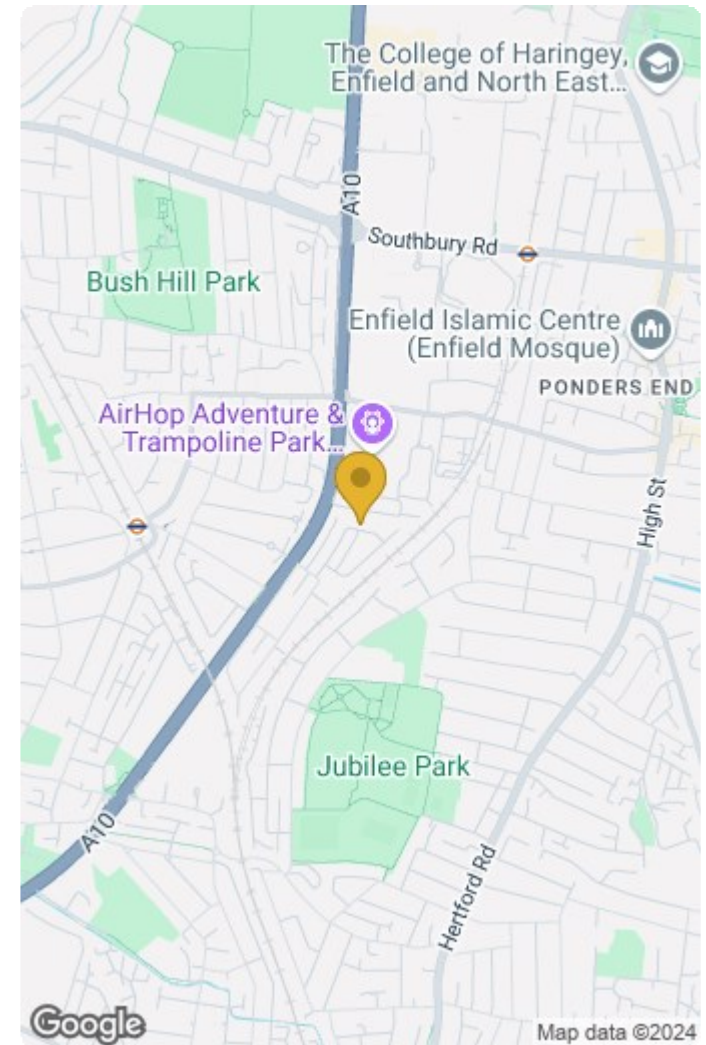
TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

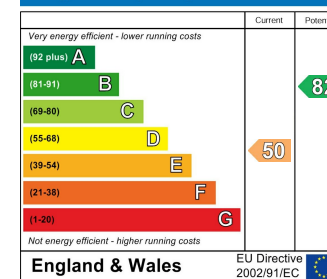
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

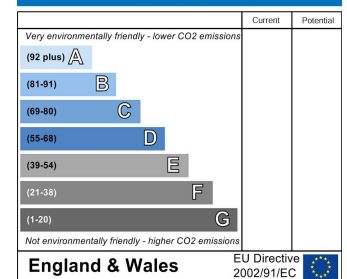
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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