

WOODGRANGE TERRACE

THOMAS
JAMES



This four-bedroom, two-bathroom house in Bush Hill Park is great value. Presented in excellent condition, it has a west-facing rear garden with vehicle access. Located close to Bush Hill Park station and the North Circular Road, it's well connected to both the local neighbourhood and wider area.

***Woodgrange Terrace
Offers in Excess of
£550,000 Freehold***

Four bedrooms
West-facing rear garden
Off road parking
Excellent natural light
Open plan living area
Separate lounge
CT band: D
Council: Enfield
EPC rating: D

***by appointment only
tom@thomasjameskw.com
020 8226 0068***

With 1,207 square feet of space, the property has a modernised ground floor and retains the original layout on the first floor. Set back behind a lawned front garden and a low wall, the property also has direct vehicle access to the rear. The enclosed porch opens into a large open-plan living space and has a door to the original front living room. This is a generous size and has a large curved bay window allowing in an abundance of natural light, making it a bright and welcoming room, especially in the morning. Currently used as a bedroom, it could easily accommodate a couple of sofas.

The spacious open-plan area includes a main living room area with space for a dining table and a study nook. Connected to the kitchen by a wide opening, it provides a continuous space over 27 ft long. The galley kitchen, housed in part of the ground floor extension, has a high ceiling that's open to the eaves and modern handleless gloss white wall and floor cabinets. Two skylights and downlighters provide excellent illumination both day and night, and a half-glazed door opens into the garden. The remainder of the extension is home to a fourth bedroom and a smart adjacent shower room. The rear of the house benefits from a southwest-facing orientation, ensuring that the garden and rear of the property receive abundant sunlight from midday until sunset, making the space bright and airy throughout the day.



The first floor has a central landing, three bedrooms and a family bathroom. The main bedroom at the front of the property has a curved bay window and easily accommodates a king-size bed. The second double has garden views, whilst the third bedroom is a single. The fully tiled bathroom has a bath with an overhead shower, a washbasin and WC console, and good natural light and ventilation from two windows.

The property was extended and renovated about five years ago and is in excellent condition throughout with mainly white décor and contemporary fixtures and fittings, including a new kitchen, boiler, and bathrooms.

There is also a very spacious loft that can be used for additional storage, providing plenty of room for keeping belongings out of sight.

Outside, the garden extends to over 40ft, with a paved terrace adjacent to the rear of the house. The remainder is mainly gravelled to facilitate off-street parking via double gates that lead to a residential cul-de-sac.



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LOCAL LIFE

The property is just over a mile from the busy town centre of Enfield, with its many amenities.

Bush Hill Park station, just over half a mile from the property, has regular 30-minute trains to Liverpool Street. There are also two overground stations nearby, at Southbury (0.9 miles) and Enfield Town (1.3 miles).

Popular Bush Hill Park is just about a ten-minute walk, and there are several tennis, golf, and sports clubs nearby.



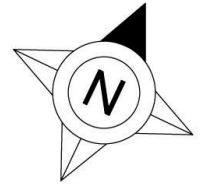
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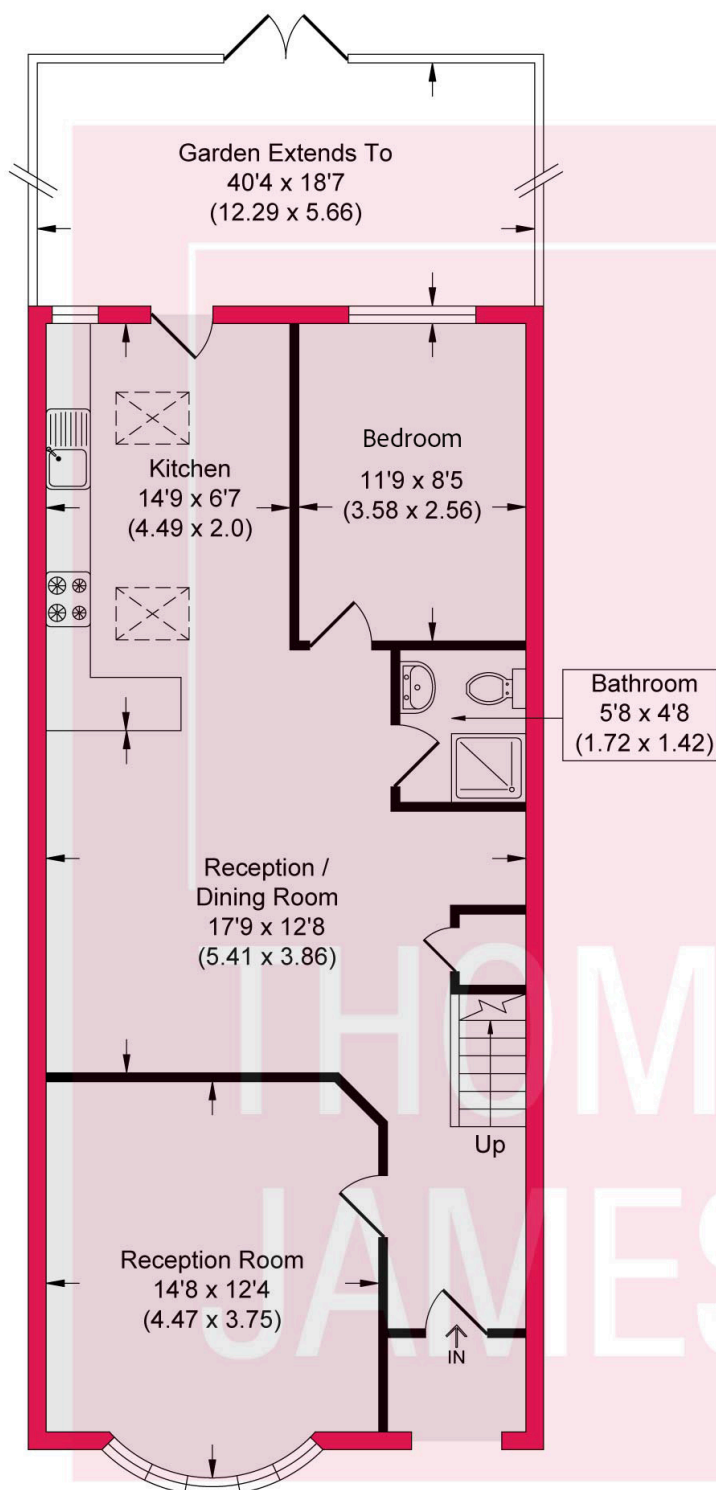
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

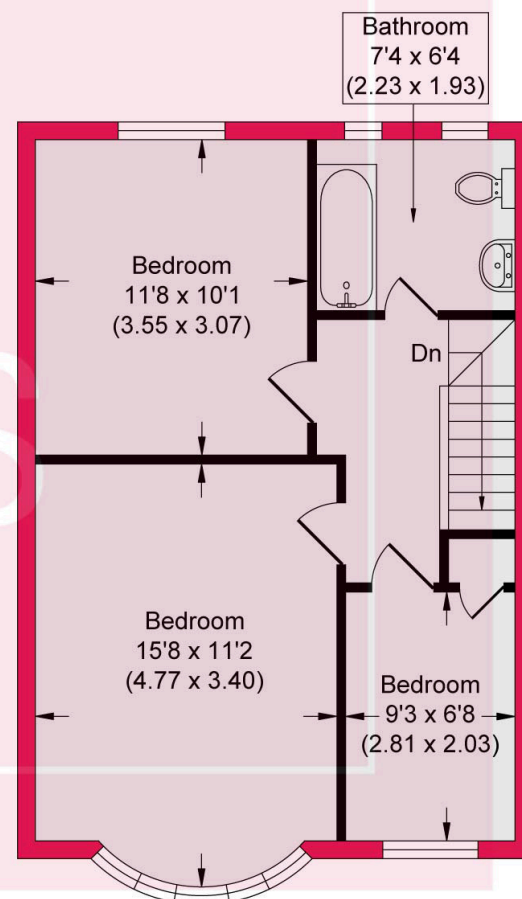
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Ground Floor
68.47 sq.m. (737.0 sq.ft.) approx.



First Floor
43.64 sq.m. (469.74 sq.ft.) approx.



TOTAL FLOOR AREA : 112.11 sq.m. (1206.74 sq.ft.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.