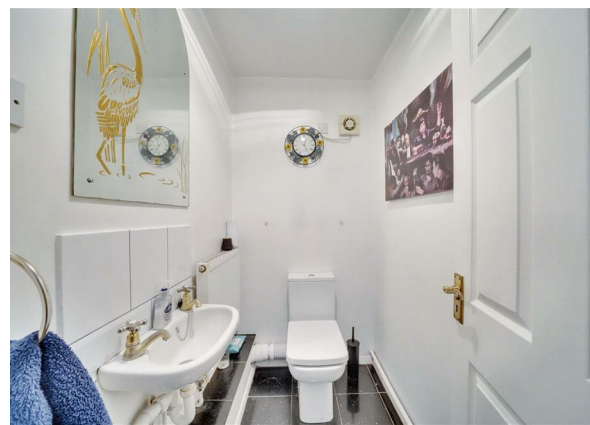
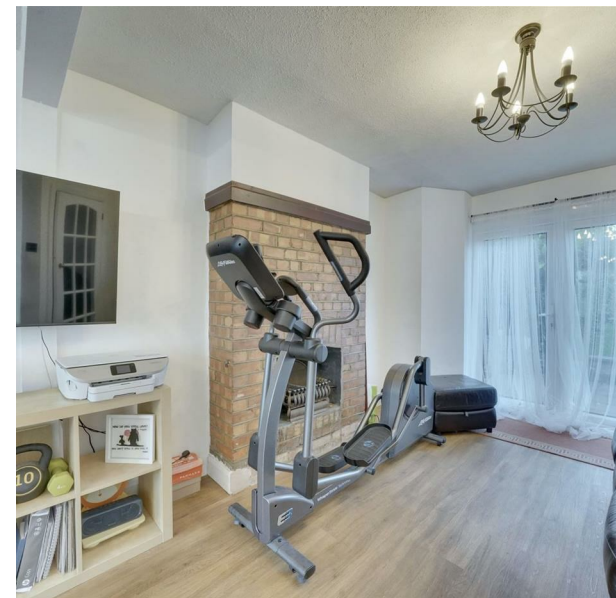


64 Woodgrange Avenue, Enfield, EN1 1EN

Offers in excess of £550,000



PINDROP PROPERTY



64 Woodgrange Avenue, Enfield, EN1 1EN

Offers in excess of £550,000

Council Tax Band: D

This beautifully extended three/four-bedroom end-of-terrace home, is ideally situated in the vibrant and well-connected Bush Hill Park area. This impressive property offers not just space and comfort, but also the convenience of being close to transport links, local amenities, and popular schools, making it the perfect choice for families and commuters alike.

Boasting a modern open-plan living area, the spacious through lounge creates a warm, inviting space for both relaxation and entertainment. The highlight of the home is the large, extended kitchen/diner with a stylish central island—ideal for family meals and social gatherings. The ground floor also features a guest WC and a versatile converted garage, which could serve as a fourth bedroom, office, or additional reception room, depending on your needs.

Upstairs, you'll find three bedrooms, including two doubles, all filled with natural light. The family bathroom on the first floor offers a sleek, modern suite to meet all your needs.

The property's well-maintained garden is perfect for outdoor enjoyment, whether it's for family barbecues or a quiet retreat, while the off-street parking for multiple vehicles adds extra convenience. For families, the home is within the catchment area of some of Enfield's most sought-after schools, including Bush Hill Park Primary School & the Outstanding rated Galliard Primary School.

Commuting is a breeze, with Bush Hill Park Station just a short walk away, offering direct access to Liverpool Street in under 30 minutes. Major road links, including the A10, A406, and M25, are easily accessible, putting central London and surrounding areas within quick reach.

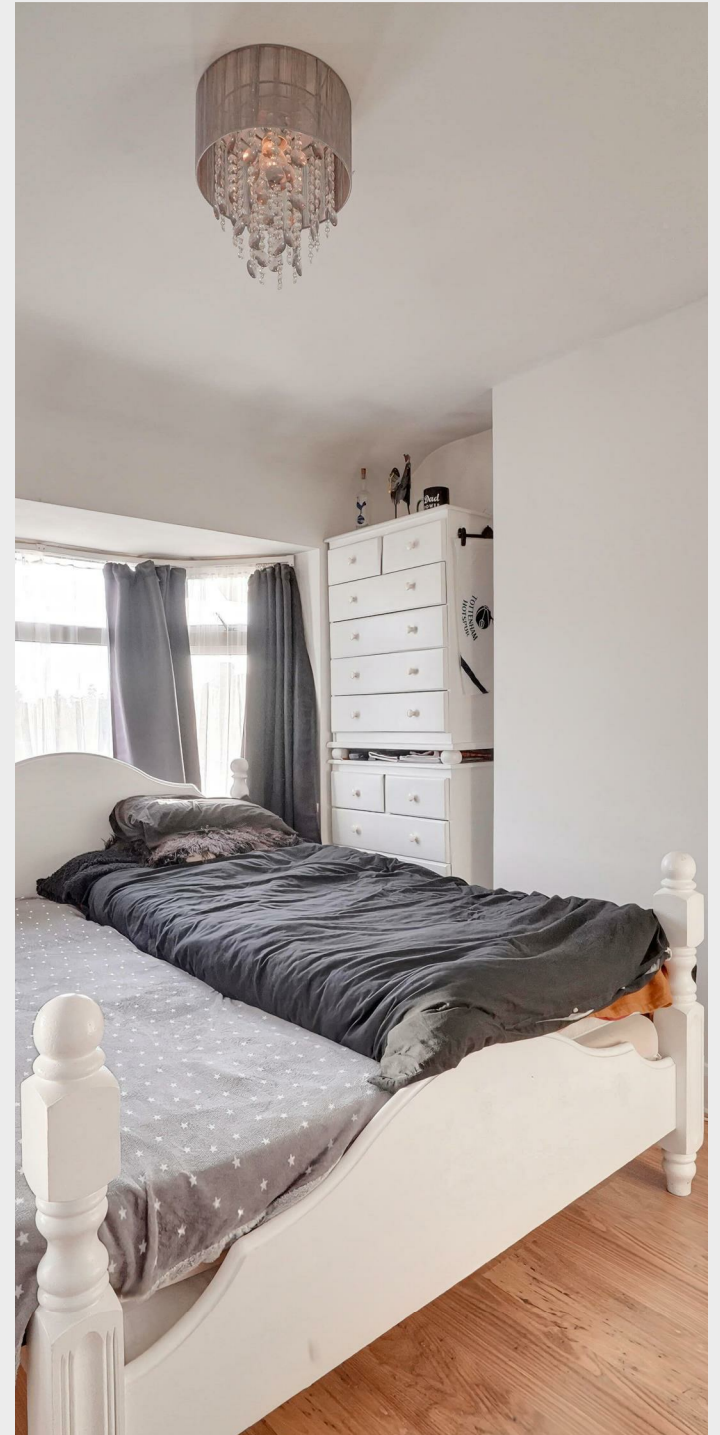
This home also benefits from proximity to Enfield Retail Park and a variety of local shops, ensuring you're never far from daily essentials and leisure activities.

Don't miss out on this opportunity to secure a spacious and versatile family home in a prime location. Contact us today to book your viewing!





- Three/Four-bedroom end-of-terrace
- Extended kitchen/diner
- Large through lounge
- Ground floor WC
- Off-street parking
- Quiet residential road
- Bush Hill Park Station 0.4m distance
- Southbury Station 0.5m distance
- Within catchment area for Galliard & Bush Hill Park Primary Schools
- Easy access to A10, A406 & M25



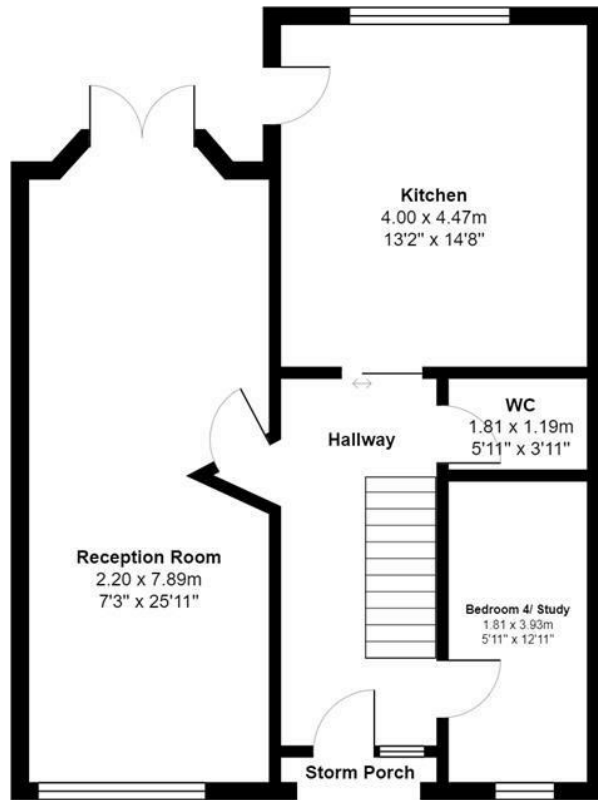


PINDROP PROPERTY

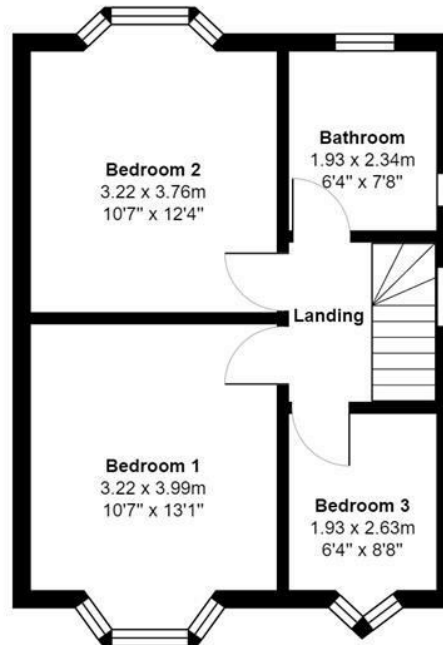
0203 869 0201

info@pindropproperty.com

www.pindropproperty.com



Ground Floor
Area: 66.5 m² ... 716 ft²



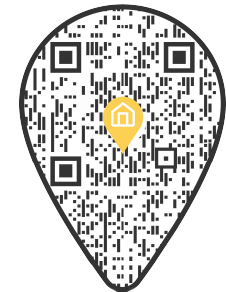
First Floor
Area: 38.7 m² ... 417 ft²



PINDROP PROPERTY

Total Area: 105.2 m² ... 1133 ft²

All measurements are approximate and for display purposes only



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