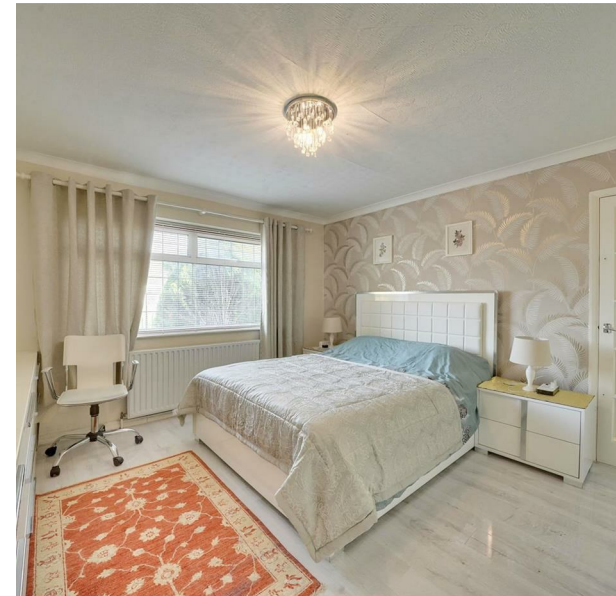


11 Wroxham Gardens, Enfield, EN2 9BU
£695,000

2 3 2 E



PINDROP PROPERTY



11 Wroxham Gardens, Enfield, EN2 9BU

£695,000

Council Tax Band: F

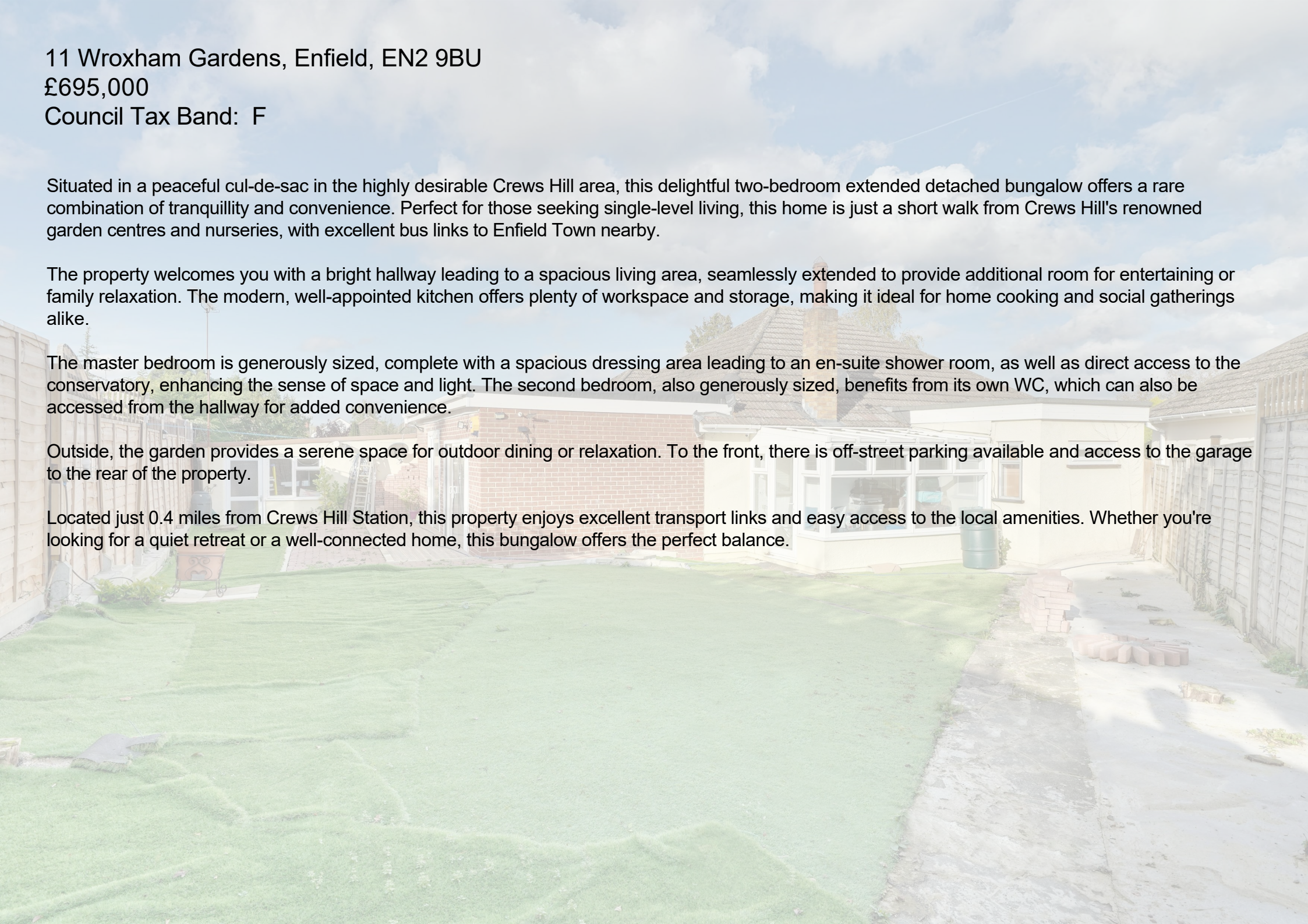
Situated in a peaceful cul-de-sac in the highly desirable Crews Hill area, this delightful two-bedroom extended detached bungalow offers a rare combination of tranquillity and convenience. Perfect for those seeking single-level living, this home is just a short walk from Crews Hill's renowned garden centres and nurseries, with excellent bus links to Enfield Town nearby.

The property welcomes you with a bright hallway leading to a spacious living area, seamlessly extended to provide additional room for entertaining or family relaxation. The modern, well-appointed kitchen offers plenty of workspace and storage, making it ideal for home cooking and social gatherings alike.

The master bedroom is generously sized, complete with a spacious dressing area leading to an en-suite shower room, as well as direct access to the conservatory, enhancing the sense of space and light. The second bedroom, also generously sized, benefits from its own WC, which can also be accessed from the hallway for added convenience.

Outside, the garden provides a serene space for outdoor dining or relaxation. To the front, there is off-street parking available and access to the garage to the rear of the property.

Located just 0.4 miles from Crews Hill Station, this property enjoys excellent transport links and easy access to the local amenities. Whether you're looking for a quiet retreat or a well-connected home, this bungalow offers the perfect balance.

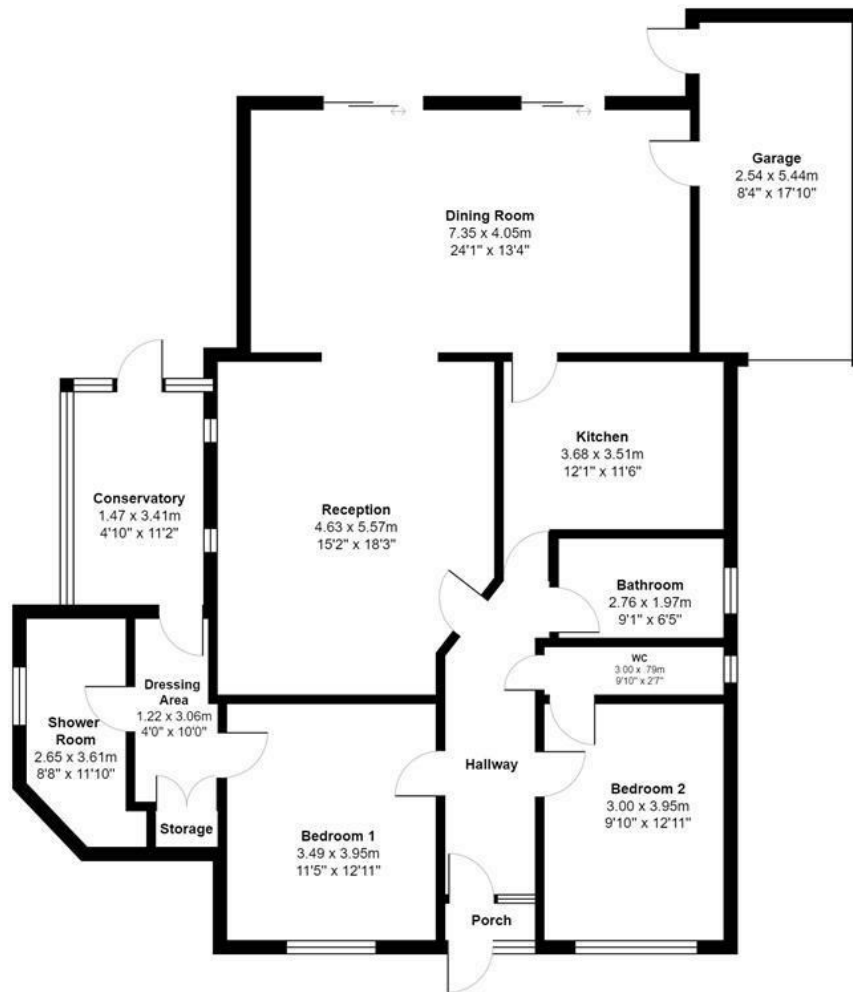






- Two-bedroom extended detached bungalow
- Located in a quiet cul-de-sac in Crews Hill
- Spacious open-plan living and dining area
- Off-street parking
- Convenient bus service to Enfield Town
- 0.4 miles from Crews Hill Station
- Walking distance to Crews Hill garden centres and nurseries
- Garage
- 0.5 miles from St John's CofE Primary School
- Large plot





PINDROP PROPERTY

Ground Floor

Total Area: 148.2 m² ... 1595 ft²

All measurements are approximate and for display purposes only

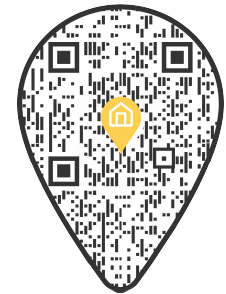


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www.pindropproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC