



Woodgrange Avenue, EN1 1EN
Enfield





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Kings Group - Enfield Town are delighted to present this WELL PRESENTED FOUR BEDROOM END TERRACE HOUSE, conveniently located this property provides easy access to transport links including local bus routes and Bush Hill Park Station(0.4 miles) with direct access into the City. Furthermore this ideal family home is within easy reach of local shops and amenities including Enfield Retail Park. Accommodation comprises through lounge, extended fitted kitchen/diner with island, downstairs wc, four sizeable bedrooms, upstairs bathroom, a well sized rear garden and off street parking. Additionally the property falls within catchment area of some of Enfield's most sought after schools including The Raglan Schools and Galliard Primary School.

Offers In Excess Of £550,000



- Extended Four Bedroom End Terrace House
- Modern Fitted Kitchen/Diner with Island
- Off Street Parking
- Within Catchment Area of Sought After Schools Including The Raglan Schools
- Close Proximity to Enfield Retail Park

- Spacious Through Lounge
- Downstairs WC and Upstairs Family Bathroom
- A Good Sized Rear Garden
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Conveniently Located Within Easy Reach To Bush Hill Park Overground Station (0.4 miles)

Driveway 24'11 x 17'5 (7.59m x 5.31m)

Living Room 25'7" x 11'3" (7.80 x 3.45)

W.C

Bedroom 3 7'2 x 4'11 (2.18m x 1.50m)

Kitchen 14'3 x 13'5 (4.34m x 4.09m)

Patio

Rear Garden

Master Bedroom 13'2 x10'9 (4.01m x3.28m)

Bedroom 2 12'4 x 10'7 (3.76m x 3.23m)

Bedroom 4 7'3 x 6'5 (2.21m x 1.96m)

Bathroom





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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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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