



Woodgrange Gardens, EN1 1ER
Enfield





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Kings Group-Enfield Town are pleased to offer this CHAIN FREE EXTENDED FOUR BEDROOM END TERRACE HOUSE with the potential for further expansion to the side aspect and loft conversion STPP. Accommodation comprises a spacious through lounge spanning 30ft, extended fitted kitchen and bedroom 4/office to the ground floor. Head upstairs to three sizeable bedrooms and a wet room. This ideal family home also offers off street parking and boasts an impressive sized rear garden to enjoy. The property is conveniently located, providing easy access to the A10/M25/A406 all of which provide good access to surrounding areas. Furthermore the property is within easy reach of transport links including Bush Hill Park Station(0.5 miles) and Southbury Station(0.6 miles).

£500,000



- Chain Free
- Off Street Parking
- Potential For Further Expansion to the Side Aspect STPP
- Extended Fitted Kitchen
- Easy Access to the A10/M25/A406

Hallway

Stairs leading to the first floor landing, Under stairs storage cupboard, Double glazed opaque window to the front aspect, Double radiator, Carpeted flooring, Telephone point

Through Lounge 29'72 x 10'35 (8.84m x 3.05m)

Double glazed bay window to the front aspect, Double glazed window to the rear aspect, Carpeted flooring, Power points

Kitchen 16'88 x 14'63 (4.88m x 4.27m)

Double glazed window to the rear aspect, A range of base and wall units, Double radiator, Tiled flooring, Sink drainer unit, Tiled splash backs, Integrated cooker with electric hob and oven, Extractor fan, Space for fridge/freezer, Power points, Door leading to the garden

Bedroom 4/Office 9'82 x 7'49 (2.74m x 2.13m)

Double glazed window to the front aspect, Coved ceiling, Carpeted flooring, Single radiator, Power points

First Floor Landing

Loft access, Double glazed window to the side aspect, Carpeted flooring, Power points

Wet Room 6'84 x 6'14 (1.83m x 1.83m)

Double glazed opaque window to the rear aspect, Wall mounted electric blow heater, Lino flooring, Extractor fan, Wash basin with mixer tap, Low level WC, Tiled flooring

Bedroom 1 13'32 x 10'53 (3.96m x 3.05m)

Double glazed bay window to the front aspect, Carpeted flooring, Built in wardrobes, Built in storage cupboard, Power points

- Four Bedroom End Terrace 1930's House
- Large Rear Garden
- An Impressive Approximate 30ft Through Lounge
- 0.5 Miles to Bush Hill Park Station
- Close Proximity to Local Shops and Amenities Including Enfield Retail Park

Bedroom 2 12'27 x 10'66 (3.66m x 3.05m)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Built in wardrobe, Built in storage cupboard, Phone point, TV aerial point, Power points

Bedroom 3 7'22 x 6'46 (2.13m x 1.83m)

Double glazed window to the front aspect, Picture rail, Single radiator, Wooden flooring, Power points







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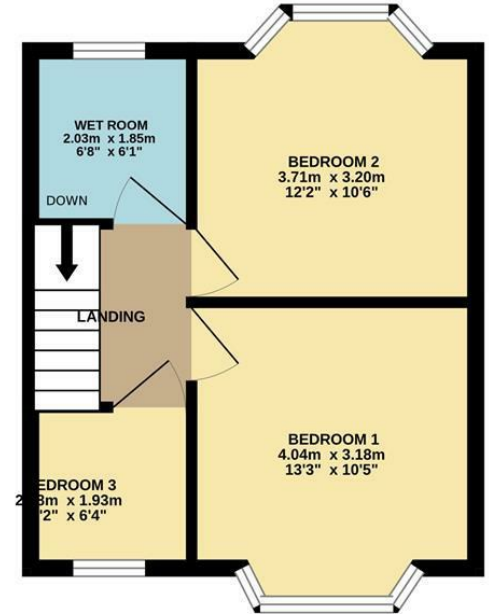
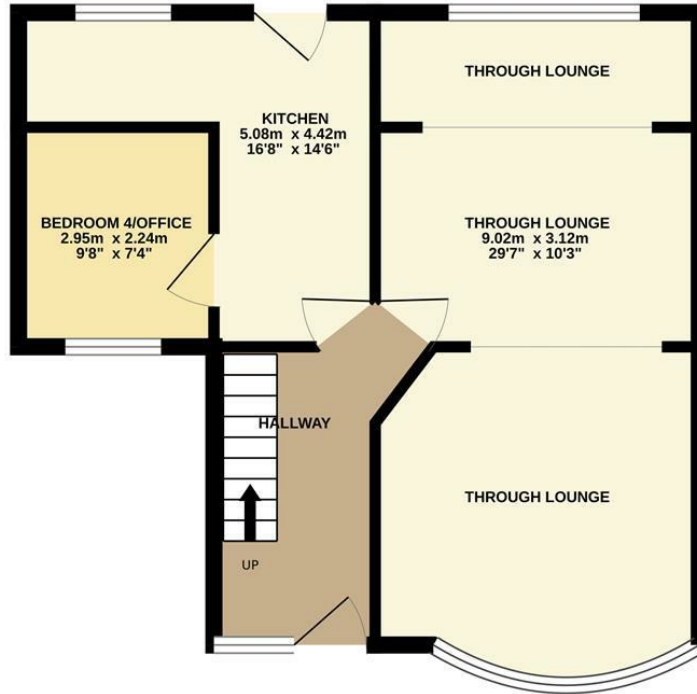
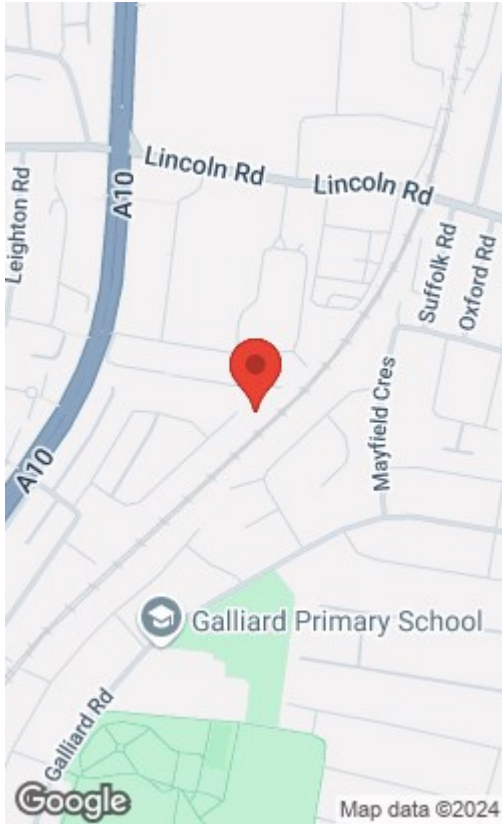


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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