



Woodgrange Gardens, Enfield, EN1 1ER

welcome to

Woodgrange Gardens, Enfield

Barnfields are delighted to offer for sale this extended mid terraced 1930's built family house in a sought after location close to Bush Hill Park Rail Station, good schools, local shops and the A10 with its abundance of retail parks and within easy access of Enfield Town with its multiple shopping centre.

The property requires some modernisation and is offered on a chain free basis.



Entrance Lobby

With window to side, front door opens to:-

Hallway

Fitted carpet, understairs cupboard, radiator.

Front Lounge

12' 9" x 11' 4" (3.89m x 3.45m)

Fitted carpet, double glazed windows to front, radiator.

Rear Lounge

10' 4" x 10' (3.15m x 3.05m)

Fitted carpet, radiator, open plan to:-

Dining Room

12' 9" x 11' 11" (3.89m x 3.63m)

Fitted carpet, radiator, double glazed window to rear, double glazed window to side.

Kitchen

9' 11" x 6' 4" (3.02m x 1.93m)

Range of fitted wall and base units, toning worktops, sink and drainer, tiled splashbacks, built-in oven with electric hob and extractor above, double glazed window to rear, vinyl flooring.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space.

Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m)

Fitted carpet, radiator, built-in bedroom furniture, double glazed windows to front.

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

Fitted carpet, radiator, range of built-in wardrobes, double glazed windows to rear.

Bedroom Three

7' 3" x 6' 4" (2.21m x 1.93m)

Double glazed window to front, radiator, fitted carpet, built-in bedroom furniture.

Shower Room

Step in shower unit, bidet, pedestal wash hand basin, fully tiled walls, double glazed window to rear, fitted carpet.

Separate WC

Low level WC, double glazed window to rear, fully tiled walls, fitted carpet.

Outside

Rear Garden

Lawn with central pathway, pond, garden shed, gate to side access alley.

Off-Street Parking

Off-street parking space for one car.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



view this property online barnfields.co.uk/Property/ENF105615





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Woodgrange Gardens, Enfield

- Extended Mid Terraced House
- Two Reception Rooms Plus Dining Room
- Fitted Kitchen
- Three Bedrooms
- First Floor Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

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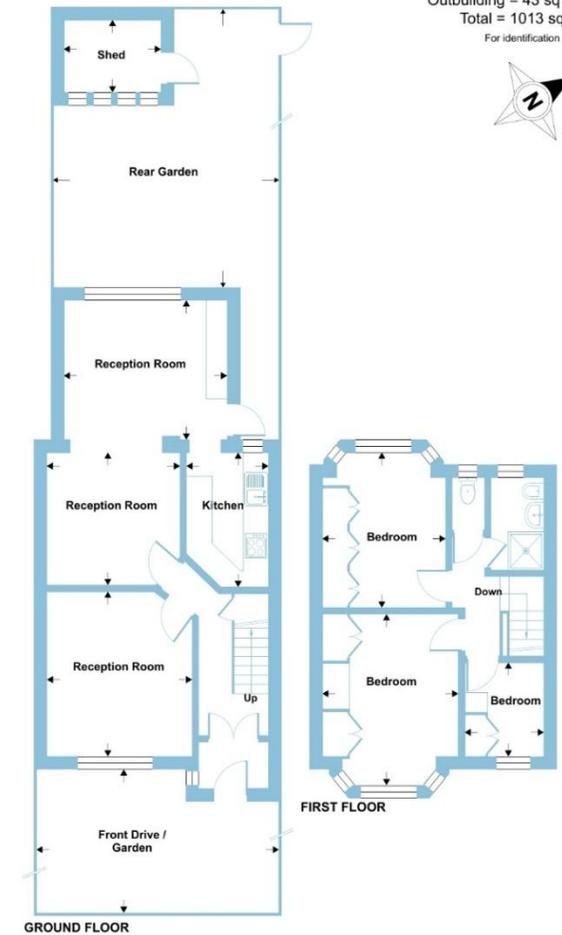
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Approximate Area = 970 sq ft / 90.1 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 1013 sq ft / 94 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1400367



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