



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

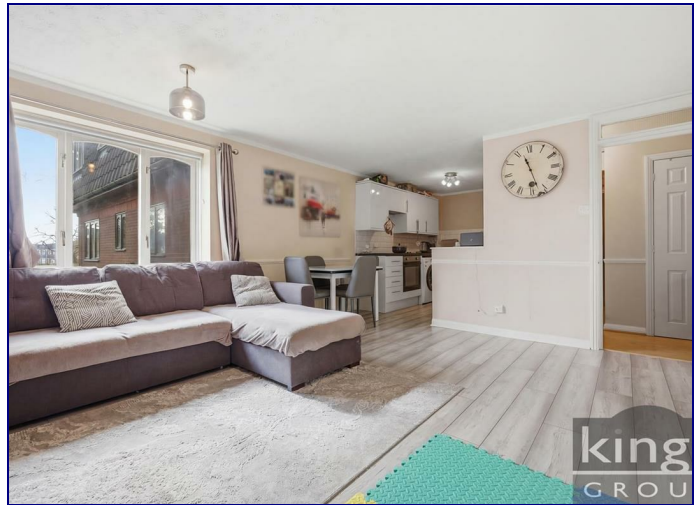
Woodridge Close, Enfield, EN2 8HJ
Offers In The Region Of £299,995

Kings Group – Enfield Town are proud to present this spacious one double bedroom first floor flat, ideally positioned within a peaceful cul-de-sac just off The Ridgeway, a location that is consistently in high demand. Offered for sale on a chain free basis, this property represents an ideal first time purchase, investment opportunity, or downsizing option.

The accommodation comprises a sizeable reception room which comfortably accommodates both living and dining areas, seamlessly flowing into a modern fitted kitchen boasting ample worktop space and a range of storage units. There is also a well appointed three piece bathroom suite and an impressive double bedroom approaching 20ft. Externally, the property benefits from allocated parking for residents.

The property is conveniently located within walking distance of excellent transport links, including Gordon Hill Station (0.4 miles) and Enfield Chase Station (0.8 miles), both providing direct access into Central London. Commuters will also appreciate swift access to the M25, offering excellent connectivity to surrounding areas.

Within close proximity are a variety of local shops and amenities, including an array of dining options, convenience stores such as Co-op and Waitrose, and other retailers along Windmill Hill and Lancaster Road. Enfield Town Centre is also within easy reach, offering a vibrant selection of restaurants, cafés, and popular retail outlets. The property further benefits from close proximity to Chase Farm Hospital.



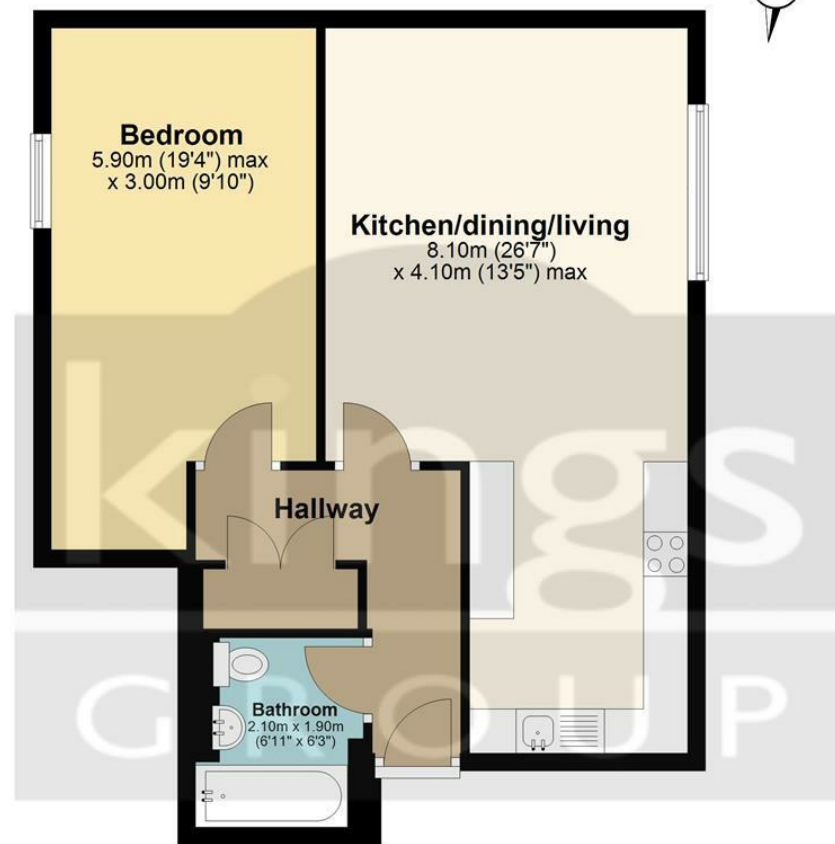
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





First Floor



Total area: approx. 56.6 sq. metres (608.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Woodbridge Close



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

