



Woodridge Close, Enfield, EN2 8HJ

welcome to

Woodridge Close, Enfield

A spacious two bedroom top floor apartment, situated in this quiet residential turning, just off Enfield Ridgeway, within close proximity of local shops, Gordon Hill Rail Station (Moorgate Line), greenbelt countryside, the M25 Motorway and within easy access of Enfield Town with its multiple shopping facilities, parks, restaurants and pubs.

The property is well presented throughout and occupies a quiet south/west facing aspect within the development and is offered chain free.



Entrance Hall

Solid wood floor, door entryphone, double storage cupboard housing water tanks, coving to ceiling, access to loft.

Lounge

16' 5" x 10' 5" (5.00m x 3.17m)

Fitted carpet, coving to ceiling, sunken spotlights to ceiling, electric radiator, access to kitchen.

Kitchen

7' 3" x 6' 11" (2.21m x 2.11m)

Fitted in a range of wood effect base and wall cupboards with a single bowl composite sink and drainer inset to contrasting worksurface with tiled splashback, integrated electric oven and grill, inset hob to worksurface with extractor fan over, integrated fridge-freezer, solid wood floor.

Bedroom One

11' 11" x 8' 5" extending to 13' 3" to extremes (3.63m x 2.57m extending to 4.04m to extremes)

Fitted carpet, coving to ceiling, sunken spotlights to ceiling, electric radiator, glazed door to en-suite shower room.

En-Suite Shower Room

Fitted in a modern white suite comprising low flush WC, vanity basin with mixer tap over, cupboard under, glass shower screen, extractor fan, heated towel rail, fully tiled walls and floor.

Bedroom Two

13' 3" max x 7' 9" (4.04m max x 2.36m)

Fitted carpet, coving to ceiling, sunken spotlights to ceiling, electric radiator.

Bathroom

Fitted in a modern white suite comprising low flush WC, pedestal basin, panelled bath with mixer tap, electric shower over, glass shower screen, fully tiled walls and floor, underfloor heating, extractor fan.

Outside

Pleasant communal gardens laid to lawn with hedging surround the block with mature trees and with ample on road parking facilities for visitors, allocated parking for up to two vehicles.



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- Two Double Bedrooms
- Allocated Parking
- Loft Access For Storage
- Chain Free
- En-Suite To Master Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1533.00

Ground Rent: 335.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£325,000



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marker reflects
the postcode
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Property Ref:
ENF105711 - 0003

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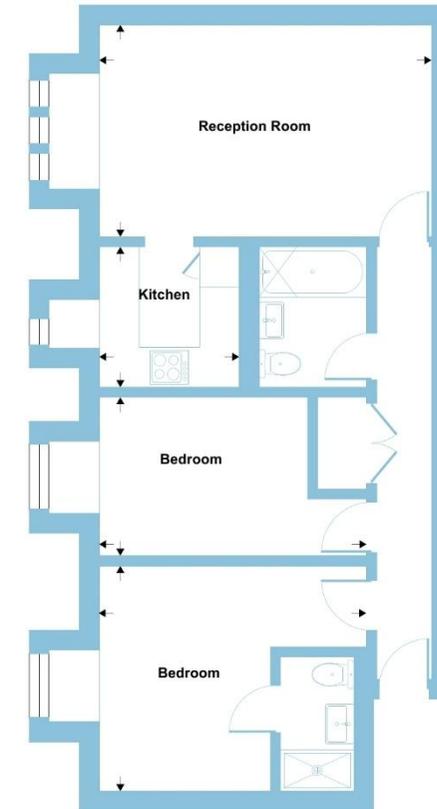
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Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Barnard Marcus. REF: 14171992



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