



Woodgrange Gardens, EN1 1ES
Enfield





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Kings Group – Enfield Town are delighted to present this extended 1930s three bedroom terraced house, ideally located in the ever popular area of Bush Hill Park.

Conveniently positioned for commuters, the property benefits from excellent transport links, including local bus services and Bush Hill Park Station, which provides direct access into Liverpool Street Station in approximately 30 minutes. Furthermore, residents will appreciate the property's superb road connections, with quick access to the A10, offering swift links to major routes including the M25 and A406, providing excellent connectivity across London and beyond.

This ideal family home offers well proportioned accommodation throughout, comprising a spacious reception room, an extended modern fitted kitchen/dining room with ample worktop space and a generous range of cupboard units, and a convenient ground floor shower room. Upstairs, the property features three good sized bedrooms and a stylish three piece family bathroom.

Externally, the property boasts a well-maintained rear garden with both patio and lawned areas, providing an excellent space for outdoor entertaining and relaxation. Additional benefits include off-street parking and UPVC double glazing throughout.

The property is ideally situated within the catchment area of several highly regarded schools, including Galliard Primary School, Bush Hill Park Primary School, and Heron Hall Academy, making it an excellent choice for families.

A short drive away is Enfield Town Centre and the nearby retail park, both offering an extensive selection of high street stores, restaurants, and leisure facilities, including

£495,000



- A Spacious Extended Three Bedroom 1930s Terraced House
- Modern Fitted Kitchen/Dining Room Offering Ample Worktop Space & Extensive Storage Cupboards
- Separate Reception Room Providing an Excellent Living Space
- Within Catchment Area of Several Highly Regarded Schools Including Galliard Primary School & Bush Hill Park Primary School
- Close to Open Green Spaces, Including Jubilee Park and Bush Hill Park
- Off Street Parking
- Downstairs Shower Room and Upstairs Bathroom
- Well-Maintained Rear Garden with Lawn and Patio Areas
- Excellent Access to the A10, Providing Swift Connections to Major Road Links Including the A406 and M25
- Ideally Positioned Close to Bush Hill Park Station, Providing Convenient Connections into Liverpool Street Station in Around 30 Minutes

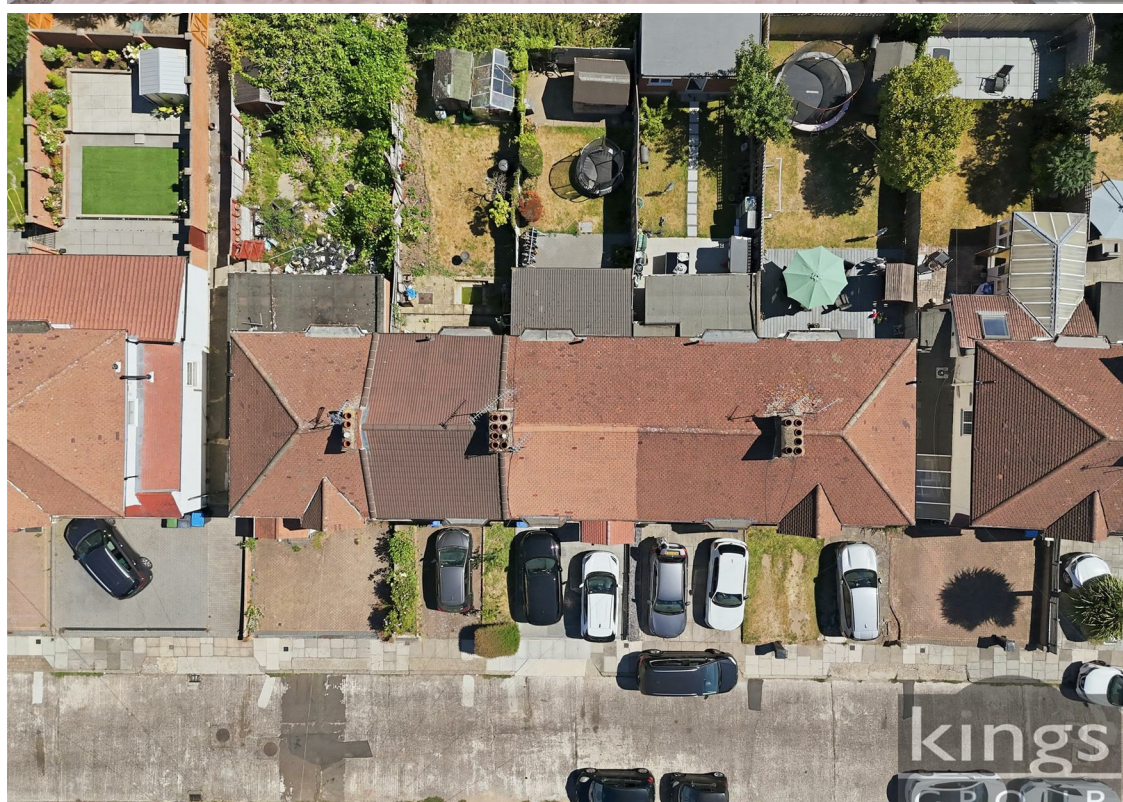




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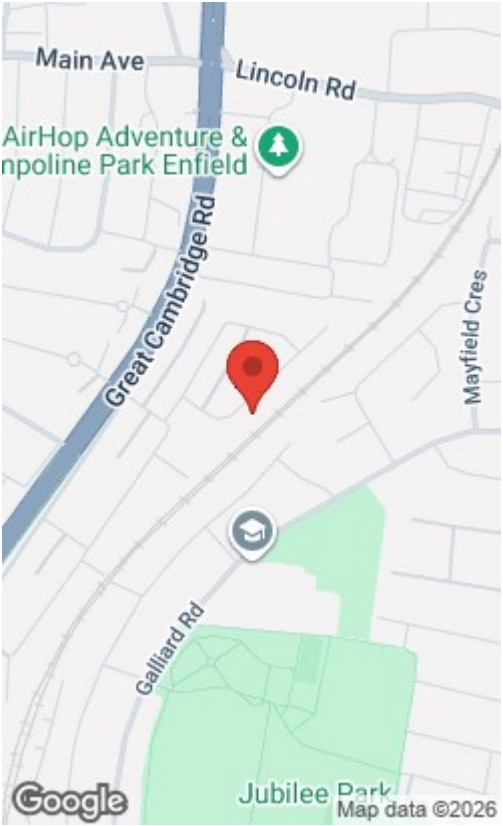


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 90.9 sq. metres (978.2 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.

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Plan produced using PlanUp.

Woodgrange Gardens

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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