

47 Woodgrange Avenue, Enfield, EN1 1EN
Offers in excess of £525,000

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Council Tax Band: D

Chain Free - PinDrop Property is delighted to present a well-connected pocket in Bush Hill Park, where this three/four-bedroom semi-detached home offers both comfort now and exciting possibilities for the future.

Set across approximately 967 sq ft, the home features a bright front lounge and a kitchen/diner with plenty of space for family meals, overlooking the spacious and private rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The fourth bedroom is located on the ground floor and could easily serve as a study or home office, complete with its own WC and direct access out to the garden. Off-street parking adds everyday convenience.

One of this property's biggest appeals is its outstanding potential (subject to planning permission), there's scope to extend to the side, to the rear, and into the loft, allowing you to create a much larger and more versatile home tailored to your needs.

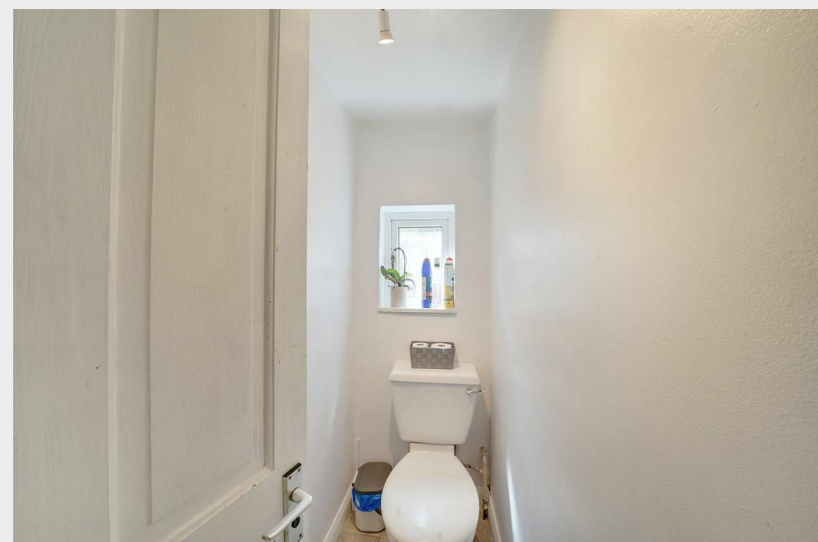
Getting around is simple — Bush Hill Park Overground Station is within walking distance, taking you to London Liverpool Street. If you're driving, the A10, A406, and M25 are all close by.

Families will appreciate the choice of nearby schools, with sought-after primaries like Galliard and Bush Hill Park close at hand, plus respected secondaries including Heron Hall Academy and the renowned Latymer School.

Colosseum Retail Park is just down the road, offering big-name shops, family restaurants, and a cinema, making everyday life and leisure easy.

If you're looking for a home you can grow into, in a location that works for commuting, schooling, and amenities, this property should be on your viewing list.







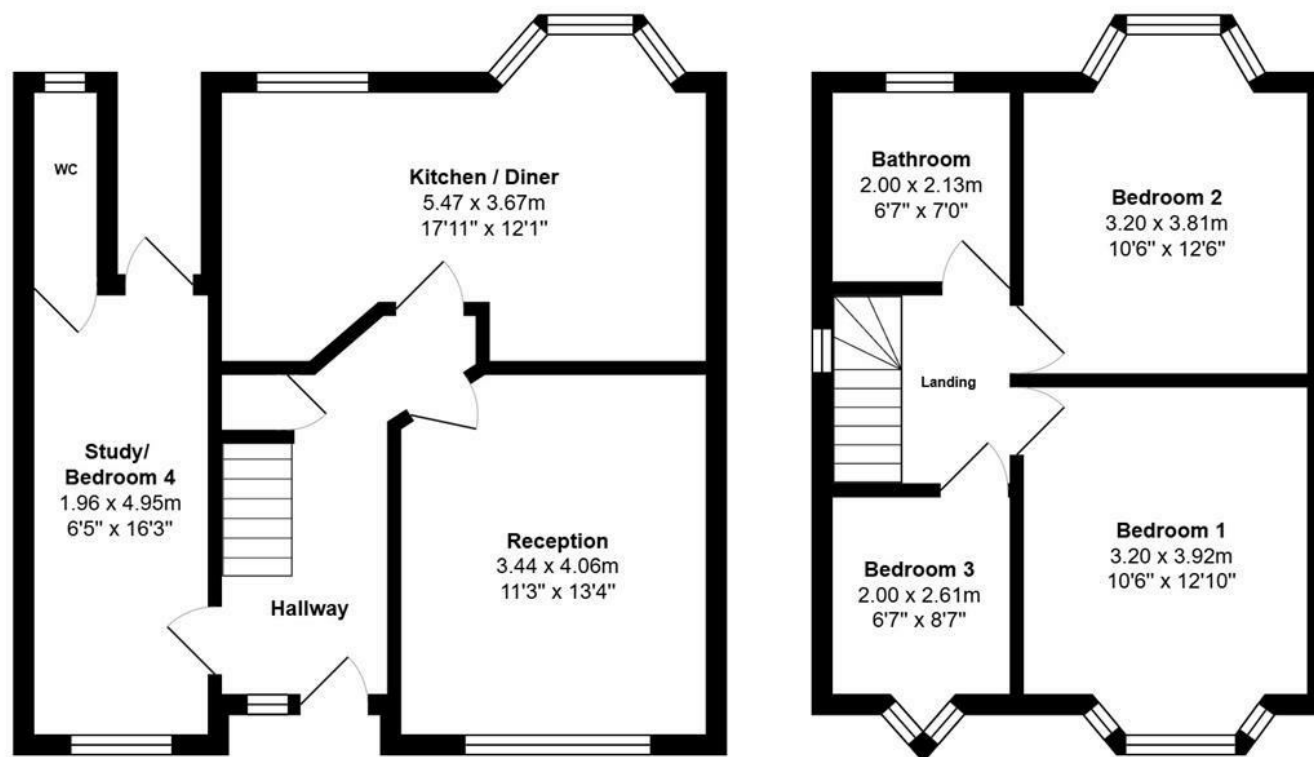


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Total Area: 89.8 m² ... 967 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(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