



**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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welcome to

## Woodridge Close, Enfield

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

Tenure: Leasehold EPC Rating: Awaiting

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105711 - 0002

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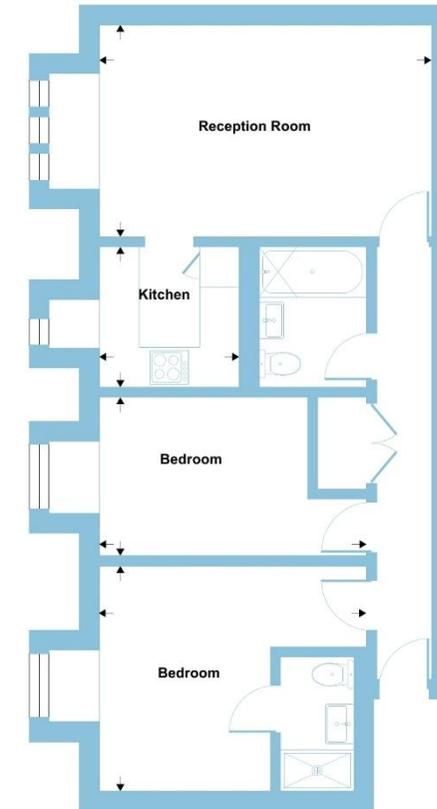
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Woodridge Close, Enfield, EN2

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: 1417092



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