Woodpecker Close, N9

Offers Over £600,000

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- Four Bedroom, One Bathroom Property with Off Street Parking and EV Charging Point
- Cul-Dec-Sac Location and Wide Plot
- Various Outbuildings Including Garage, Workshop, Log Cabin and Three Sheds all with Electricity
- Walk In Wardrobe/ Dressing Room to Main Bedroom
- Easy Access to the Great Cambridge Road plus Bush Hill Park Station (Liverpool Street approx. 35 mins) is Within Walking Distance
- Within Catchment Area of the Outstanding Galliard Primary School and Kingsmead Secondary School

For more images of this property please visit havilands.co.uk

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Nestled in the tranquil cul-de-sac of Woodpecker Close, N9, this impressive four-bedroom house offers off street parking, a garage, EV charger and various outbuildings. Spanning an expansive 2,129 square feet, the property boasts reception room, kitchen, dining room, family bathroom and ground floor bedroom. Up the first floor there are three bedrooms, with walk in wardrobe/dressing room to main bedroom, and cloakroom.

The wide plot is a standout feature, complemented by a generous 73-foot garden that provides a serene outdoor retreat. This garden also includes various outbuildings, workshops, and a home gym, catering to a variety of hobbies and interests.

Location offers easy access to the Great Cambridge Road plus Bush Hill Park Station (Liverpool Street approx. 35 mins) is within walking distance, making travel into central London straightforward. Green spaces including Jubilee Park are close by. And families will appreciate the property's position within the catchment area of the outstanding Galliard Primary School and Kingsmead Secondary school.

This delightful home is perfect for those seeking a spacious and versatile living environment in a peaceful setting, while still being close to essential amenities and transport links. Don't miss the chance to make this wonderful property your own.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E 2025/26 £2,771.60)
EPC: Currently 74C Potentially 79C

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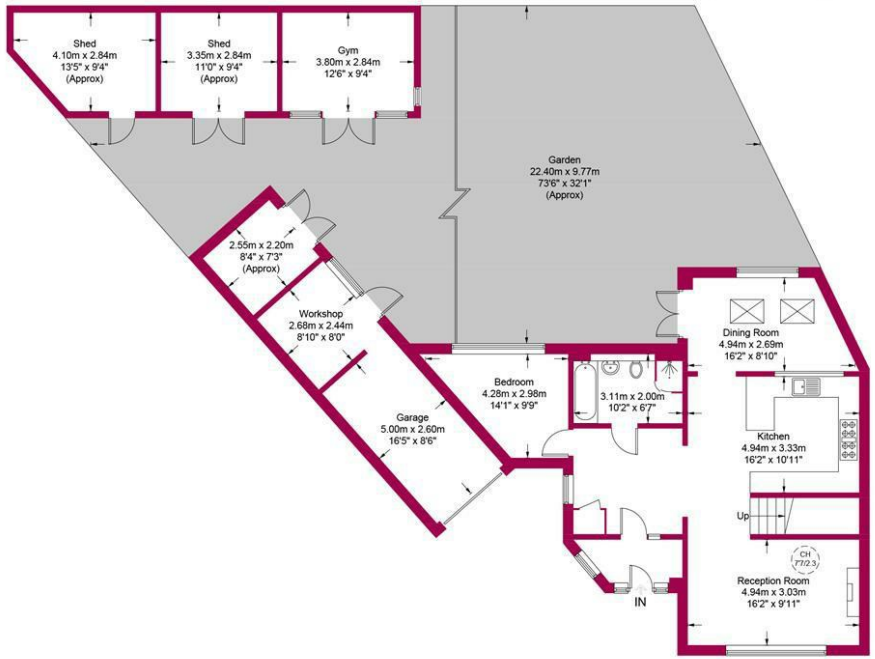
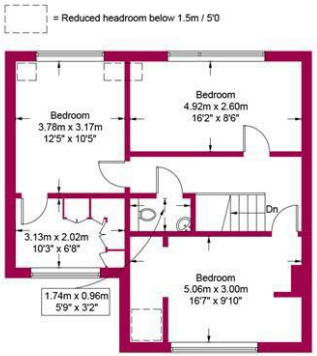
Approximate Gross Internal Area = 2129 sq ft / 197.8 sq m

Restricted Height = 19 sq ft / 1.8 sq m | **Shed** = 217 sq ft / 20.2 sq m | **Workshop / Outbuilding** = 253 sq ft / 23.5 sq m | **Garage** = 137 sq ft / 12.7 sq m



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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