



Woodgrange Avenue, Enfield

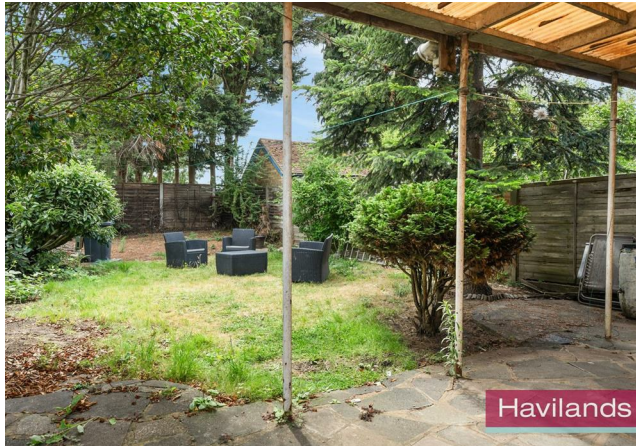
£539,995

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- Four Bedroom Semi-Detached House
- Off-Street Parking
- Potential to Extend (STPP).
- Walking Distance to Bush Hill Park Overground Station (Liverpool St. approx 30 mins)
- Within Catchment of Galliard Primary & Bush Hill Park Primary School
- Within Catchment of Latymer & Heron Hall Academy
- Colosseum Retail Park Nearby inc. Sainsburys, Next & Smyths Toy Superstore
- Ease of Access to A10 & A406



Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Woodgrange Avenue, EN1. Located on the edge of Bush Hill Park, the property offers 922sqft of living space and is comprised of: lounge, kitchen/diner, two double bedrooms, two single bedrooms and family bathroom. The property also benefits from off-street parking and the potential to extend to the side, rear and into the loft (STPP). An ideal starter home, the house is within walking distance of Bush Hill Park Overground Station offering direct rail links into central London (Liverpool St. approx 30 mins). The property also offers ease of access to the A10 providing direct road links into London as well as to the A406 & M25.

The house is also well positioned for those considering schooling options with the property falling within catchment of Galliard Primary & Bush Hill Park Primary Schools as well as secondaries including Heron Hall Academy & Latymer School.

Within easy reach of the property is Colosseum Retail Park offering a range of shopping facilities including Sainsburys, Next & Smyths Toy Superstore, family favourite restaurants including Five Guys and Wagamama as well as Cineworld! Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

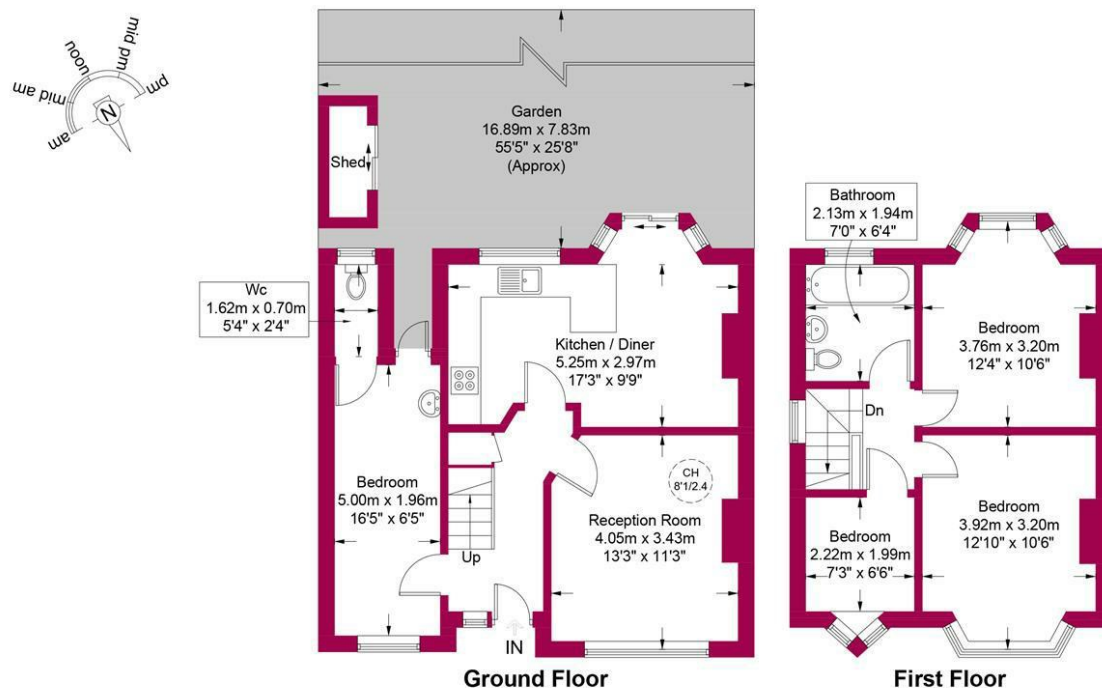
Council Tax: Band D (£2164.02 25/26)


EPC Rating: Current 67(D); Potential 87(D)

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

Woodgrange Avenue, EN1

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



Certified Property Measurer

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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