



# Woodgrange Avenue, Enfield

Offers In Excess Of £550,000

**Havilands**

the advantage of experience





- Three/Four Bedroom End of Terrace House
- Off-Street Parking
- Modern Kitchen inc. Island
- Walking Distance to Bush Hill Park Overground Station (Liverpool St. approx 30 mins)
- Ease of Access to A10
- Within Catchment of Galliard Primary (Outstanding) & Bush Hill Park Primary Schools (Good)
- Shops & Amenities Nearby



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to offer For Sale, a three bedroom end terrace house with fourth study/bedroom located on Woodgrange Avenue, Enfield. Located on the borders of Bush Hill Park, the property offers 1108sqft of living space and is comprised of three bedrooms plus a fourth study/bedroom, family bathroom, through-lounge, downstairs WC and kitchen. The property also benefits from off-street parking and a good size rear garden extending to approx 50ft.

An ideal family home, the property is within the catchment area of Galliard Primary School and Bush Hill Park Primary School (OFSTED: Outstanding & Good respectively). The house is within easy reach of the A10 offering excellent road links with direct access to both the A406 & M25. The property is also within walking distance of Bush Hill Park Overground Station with regular services to Liverpool St. (approx 30 mins). Additionally there are a number of shops and amenities nearby with Colosseum Retail Park a short drive away, offering a wide range of retail and leisure outlets. Viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield

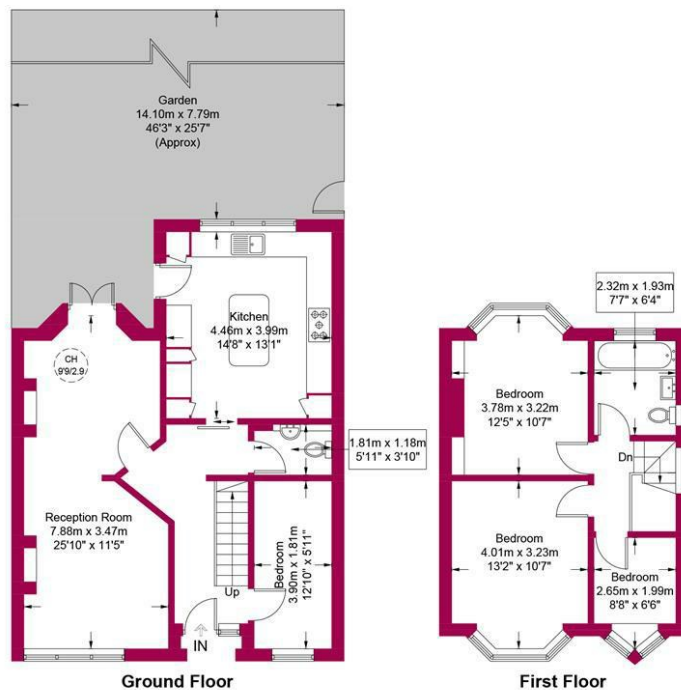
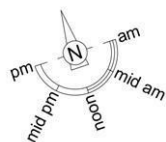
Council Tax: Band D (2023/24 £2,065.48)

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



## Woodgrange Gardens, EN1

Approximate Gross Internal Area = 1108 sq ft / 102.9 sq m



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>52</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**Havilands**

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.



havilands | 020 8886 6262

come by and meet the team

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

**Havilands**

the advantage of experience