



Woodgrange Gardens, Bush Hill Park, Enfield

Available

Offers in excess of £625,000 (Freehold)





This beautifully presented four-bedroom semi-detached home in Enfield offers a perfect mix of modern features and practical living spaces.

This charming semi-detached four-bedroom house located on Woodgrange Gardens, Enfield, is perfect for those seeking a spacious, modern home with a blend of convenience and comfort. The property is set in a sought-after area of Greater London, offering easy access to local amenities and transport links.

Upon entering the home, you're greeted by a welcoming hallway leading to the main reception areas. The open-plan reception two and kitchen space is a standout feature, offering a bright and airy atmosphere with ceramic tile flooring, underfloor heating, and a range of integrated appliances, including a wine cooler, dishwasher, electric oven, and induction hob. Sliding patio doors open to the rear garden, creating a seamless connection between the inside and outside. The kitchen is well-equipped with ample storage, making it an ideal space for family life and entertaining.

The ground floor also includes a convenient shower room with a walk-in shower. The utility room is fully plumbed for a washing machine and dryer and houses the boiler and hot water cylinder, making it practical for everyday use.

Upstairs, the first floor features three bedrooms, including two larger rooms with ample natural light and storage, and a smaller room which could serve as a study or home office. The family bathroom boasts a spa bath with a shower attachment, underfloor heating, for added comfort. The second-floor master bedroom is a luxurious retreat, complete with its own en-suite with a walk-in shower, WC, bidet, and underfloor heating.

Externally, the property benefits from a front garden with off-street parking, as well as a shared driveway leading to the garage at the rear. Situated in a prime location, this home is just a short distance from Enfield Town Station, providing direct access to central London, making commuting a breeze. Additionally, the local area offers an abundance of shops, schools, parks, and leisure facilities.

Local Authority: Enfield

Tax Band: D

Inner Hallway

Radiator, stairs to first floor landing, ceramic tile flooring, under stairs storage cupboard housing: fuse box and electric meter, underfloor heating control panel, door to reception one, door to reception two/kitchen, door to shower room.

Reception 1

Laminate wood flooring, radiator, uPVC double glazed window to front aspect, telephone point.

Reception 2/Kitchen (Open-Plan)

Ceramic tile flooring, underfloor electric heating, uPVC double glazed sliding patio door leading to rear garden, spotlights to ceiling, eye and base level units, uPVC double glazed window to rear aspect, integrated wine cooler, integrated dishwasher, fitted electric oven, fitted induction hob with extractor over, inset sink with mixer tap, door to utility room.

Utility Room

Ceramic tile flooring, wall mounted "Vaillant" boiler, hot water cylinder, eye and base level units, plumbed for washing machine, plumbed for dryer.

Shower Room

Tiled flooring, part-tiled walls, heated towel rail, low level WC, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap, extractor fan.

First Floor Landing

Laminate wood flooring, uPVC double glazed window to side aspect, stairs to second floor landing, doors to bedrooms two, three and four, door to bathroom, underfloor heating panel.

Bedroom 2

Carpet, radiator, uPVC double glazed window to front aspect.

Bedroom 3

Carpet, radiator, uPVC double glazed window to rear aspect.

Bedroom 4

Laminate wood flooring, uPVC double glazed window to front aspect, radiator.

Bathroom

Tiled flooring, electric under floor heating, tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, spa bath with mixer tap and shower attachment.





Second Floor Landing

uPVC double glazed window to side aspect, door to bedroom one.

Bedroom 1

Two Velux windows to front aspect, uPVC double glazed window to rear aspect, radiator, carpet, under eaves storage, door to en-suite.

En-Suite

Tiled flooring, electric underfloor heating, tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, spotlights to ceiling, extractor fan, wash hand basin with mixer tap, low level WC, bidet, walk-in shower cubicle with mains fed shower.

Front Garden

Paved for off-street parking, gas meter box, shared driveway leading to garage and rear garden.

Rear Garden

Part paved area, outside tap, gate leading to front garden, rest laid to lawn, timber-built shed, raised flower bed, door to garage.

Garage

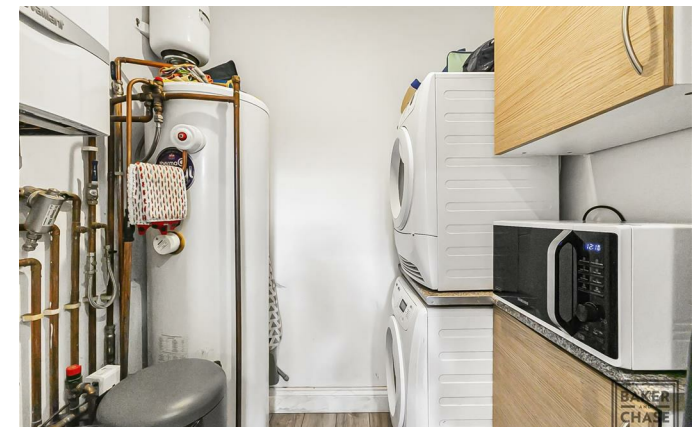
Up and over door, power and lighting, wall mounted fuse box.

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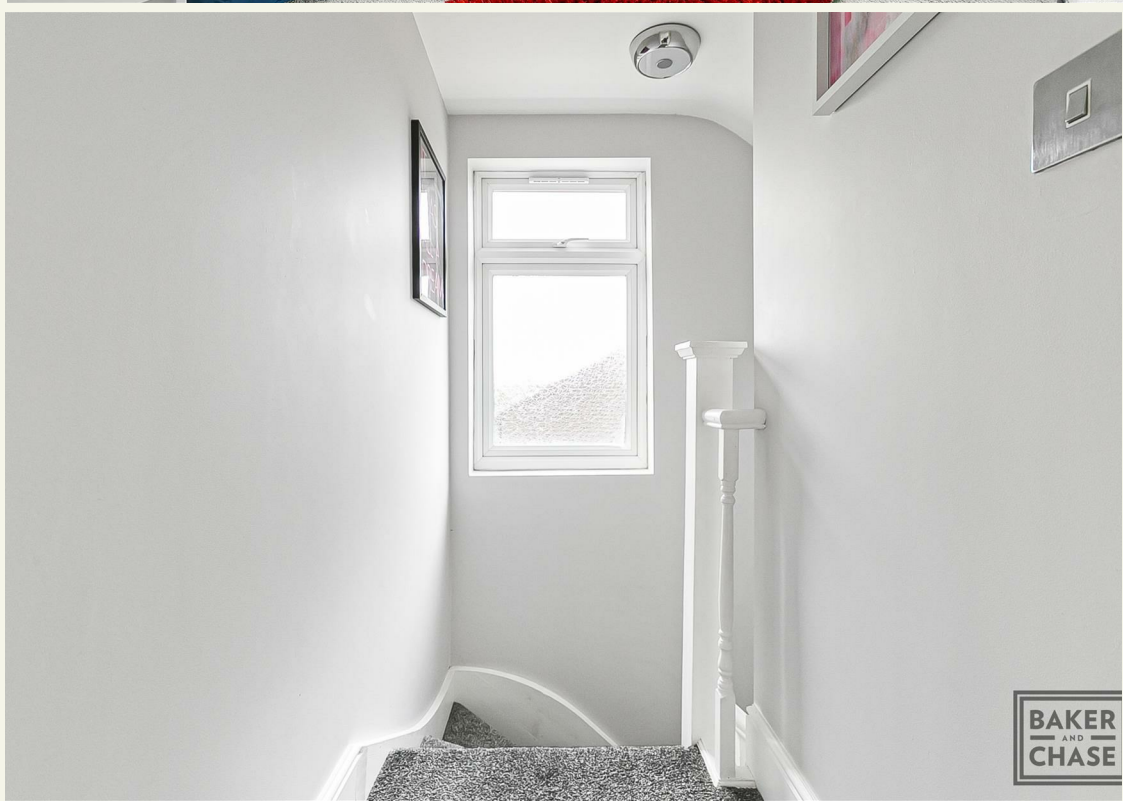
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Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





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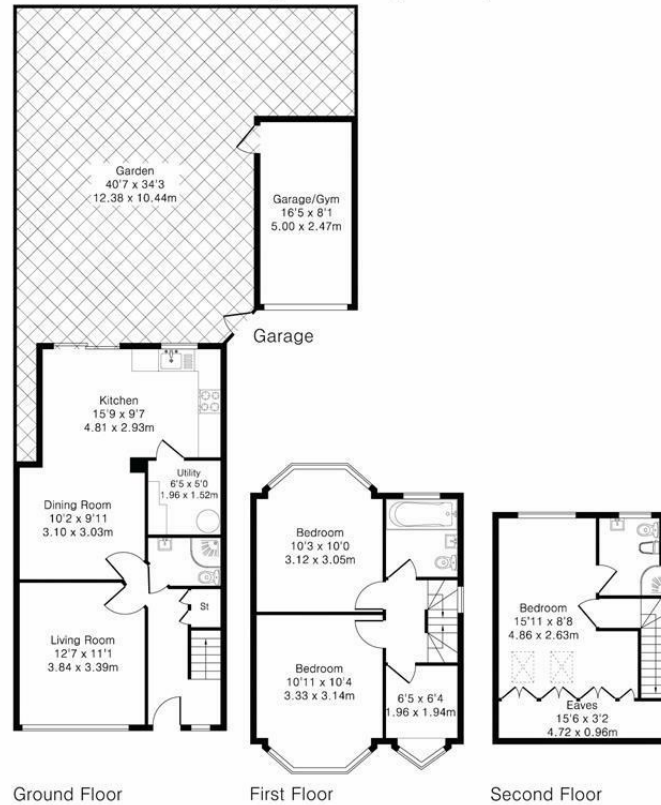
Approximate Gross Internal Area 1367 sq ft - 127 sq m

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 422 sq ft – 39 sq m

Second Floor Area 243 sq ft – 23 sq m

Garage Area 131 sq ft – 12 sq m



Ground Floor

First Floor

Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: Enfield / Council Tax Band: D

