



23 Woodgrange Gardens, Enfield, EN1 1ER

£525,000

Lanes
ESTATE AGENTS

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Nestled in the charming area of Bush Hill Park, Enfield, this delightful terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests, with an open plan reception and dining area.

The house features a conveniently located bathroom with under floor heating, along with an additional downstairs WC, ensuring practicality for busy households. Downstairs is full hard wood flooring. The kitchen boasts a large roof lantern, and island. The layout is thoughtfully designed to maximise comfort and functionality, making it a wonderful place to call home.

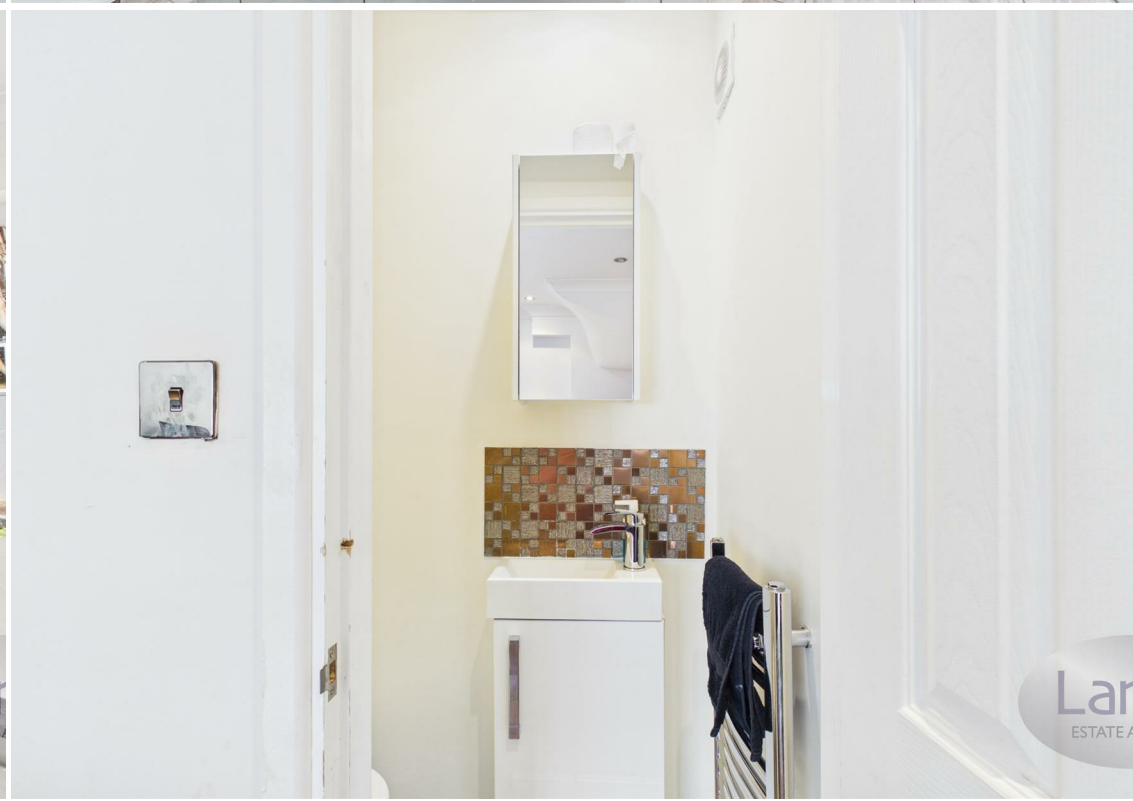
The property offers parking for two vehicles, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks.

This terraced house in Bush Hill Park is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to view this lovely home and envision your future in this welcoming environment.



Door To	
Hallway	
Living Room	15'1" x 11'9" (4.6 x 3.6)
Dining Room	11'5" x 9'6" (3.5 x 2.9)
Kitchen	15'8" x 8'2" (4.8 x 2.5)
Bedroom One	13'9" x 11'9" (4.2 x 3.6)
Bedroom Two	13'9" x 11'1" (4.2 x 3.4)
Bedroom Three	8'2" x 7'6" (2.5 x 2.3)
Main Bathroom	8'2" x 6'6" (2.5 x 2)

Reference
ET5358GA16092026





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Floor 0



Floor 1

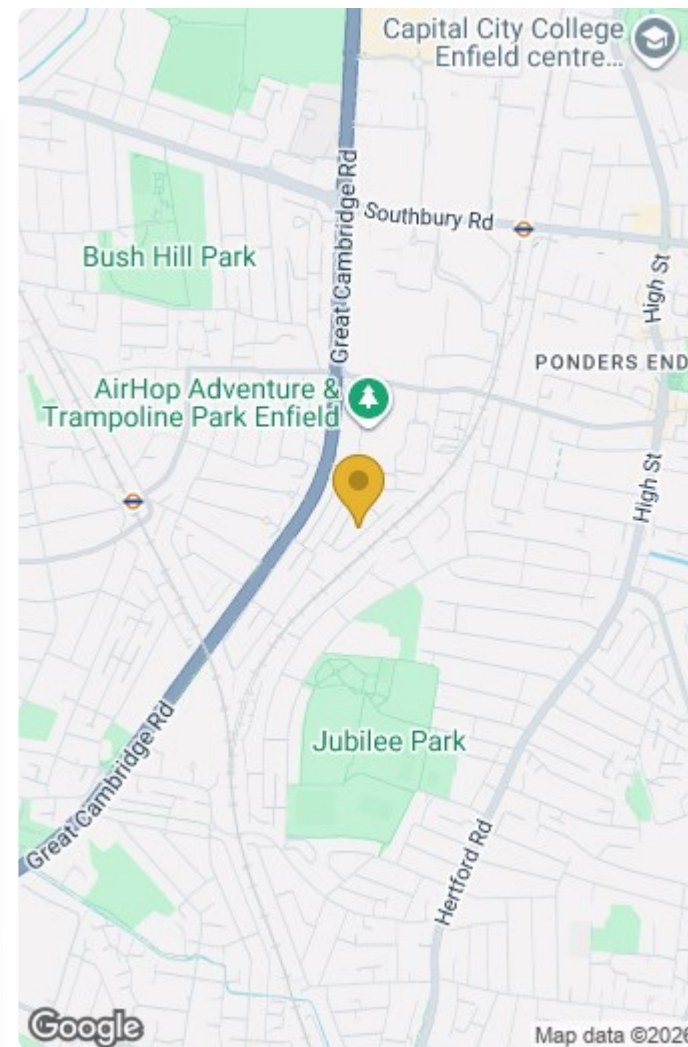


Approximate total area⁽¹⁾
85.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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