



Woodgrange Gardens, Enfield, EN1 1ES

welcome to

Woodgrange Gardens, Enfield

Barnfields are delighted to offer for sale this three-bedroom mid-terraced 1930's family home, situated in a sought-after residential location close to Bush Hill Park Rail Station, highly regarded schools, local shopping facilities and the A10, providing easy access to a wide range of retail parks. Enfield Town, with its extensive shopping and leisure amenities, is also within easy reach.

The property offers excellent potential for buyers looking to create a home tailored to their own taste and requirements, as internal modernisation is required throughout. A significant advantage is the replacement roof, which was installed in 2022, providing added peace of mind for the next owner.



Hallway

Fitted carpet.

Front Reception

12' 10" x 11' 5" (3.91m x 3.48m)

Double glazed windows to front, fitted carpet, picture rails, electric fire.

Rear Reception Room

12' 2" x 10' 4" (3.71m x 3.15m)

Double glazed doors opening to the garden, fitted carpet, picture rails.

Kitchen

9' 11" x 6' 5" (3.02m x 1.96m)

Range of wall and base units, sink and drainer, space for a gas cooker and fridge/freezer, laminate flooring, double glazed window and door to garden.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space - with potential to convert STPP.

Bedroom One

13' 1" x 10' 8" (3.99m x 3.25m)

Fitted carpet, double glazed windows to front, picture rails.

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

Fitted carpet, double glazed windows to rear, picture rails, two lots of built-in wardrobes.

Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

Fitted carpet, double glazed windows to front, picture rails.

Bathroom

Panelled bath with shower attachment, WC, pedestal wash hand basin, two double glazed windows to rear, fitted carpet, part tiled walls.

Outside

Rear Garden

An established South Easterly facing garden with patio area to front, raised lawn, pond, planted with roses, rhododendrons and other mature shrubs, garden shed and greenhouse.

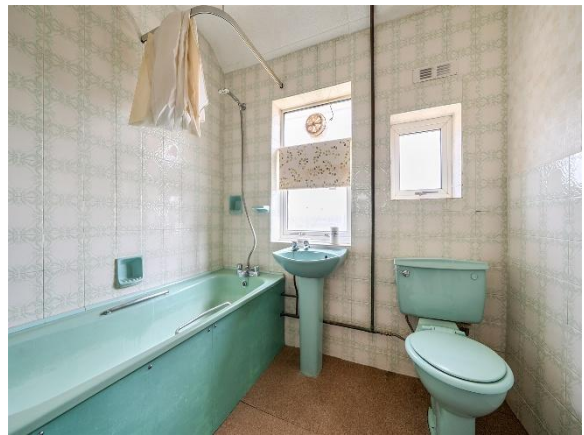
Front Garden

Brick paved off-street parking to the front for one car, planted with mature ornamental shrubs.



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Woodgrange Gardens, Enfield

- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- South Easterly Facing Rear Garden
- New Roof In 2022
- Original 1930s Doors

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£450,000

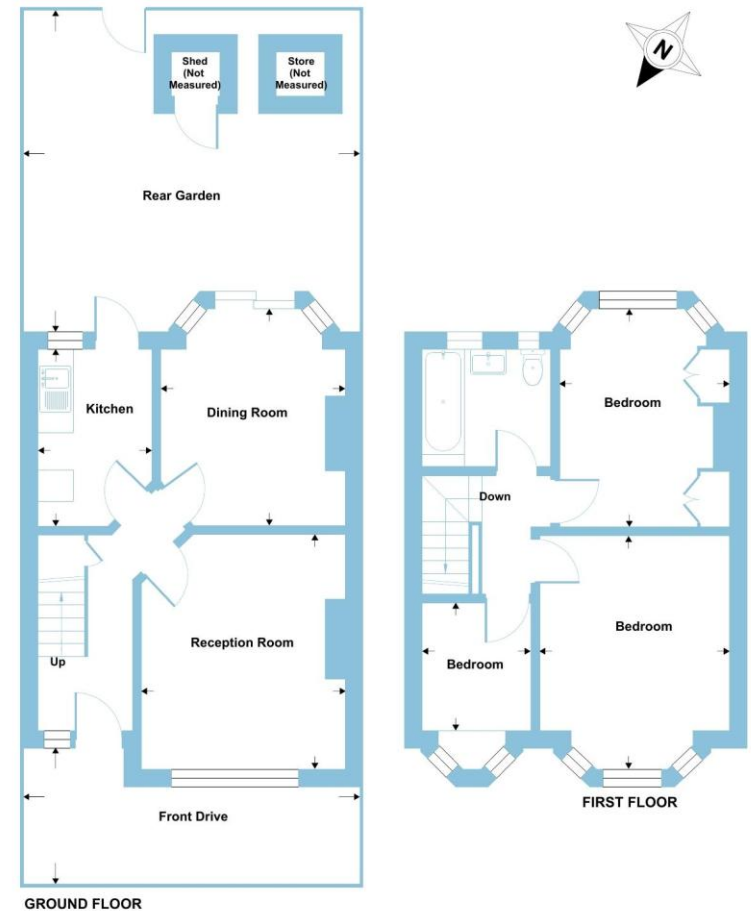


Please note the marker reflects the postcode not the actual property

Woodgrange Gardens, Enfield, EN1

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1513122

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Property Ref:

ENF106049 - 0003

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barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk