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**76 Woodgrange Avenue, Enfield, EN1 1EN**

**Offers In Excess Of £450,000**

Located within easy reach of the A10 road network and Bush Hill Park rail station, Lanes are delighted to offer this well presented three bedroom mid-terrace 1930's house. Amongst many benefits, some are to include; two reception rooms, double glazing, gas central heating, approx. 50ft rear garden, portland stone fireplace, brand new double glazed back door, new cooker, off-street parking and potential for further development (STPP).





**Entrance**

Via front door into hallway.

**Hallway**

Stairs to first floor landing, radiator, doors to lounge, dining room and kitchen.

**Lounge**

13'4" x 11'3" (4.06m x 3.43m)  
Double glazed window to front aspect, gas feature fireplace with Portland stone surround, radiator, opening to dining room.

**Dining Room**

12'4" x 10'4" (3.76m x 3.15m)  
Radiator, doors to rear garden.

**Kitchen**

10'7" x 6'4" (3.23m x 1.93m)  
Eye and base level units with work surfaces, sink with drainer unit, space for fridge freezer, electric oven and hob, extractor, plumbed for washing machine, door to rear garden.

**First Floor Landing**

Loft access,, doors to all bedrooms and bathroom.

**Bedroom One**

11'1" x 10'5" (3.38m x 3.18m)  
Double glazed bay window to front aspect, radiator.

**Bedroom Two**

10'0" x 9'7" (3.05m x 2.92m)  
Double glazed window to rear aspect,

**Bedroom Three**

7'2" x 6'4" (2.18m x 1.93m)  
Double glazed bay window to front aspect, radiator.

**Bathroom**

Comprising low flush WC, wall mounted wash basin, panel enclosed bath with shower attachment, heated towel rail, spotlights to ceiling, double glazed window to rear aspect.

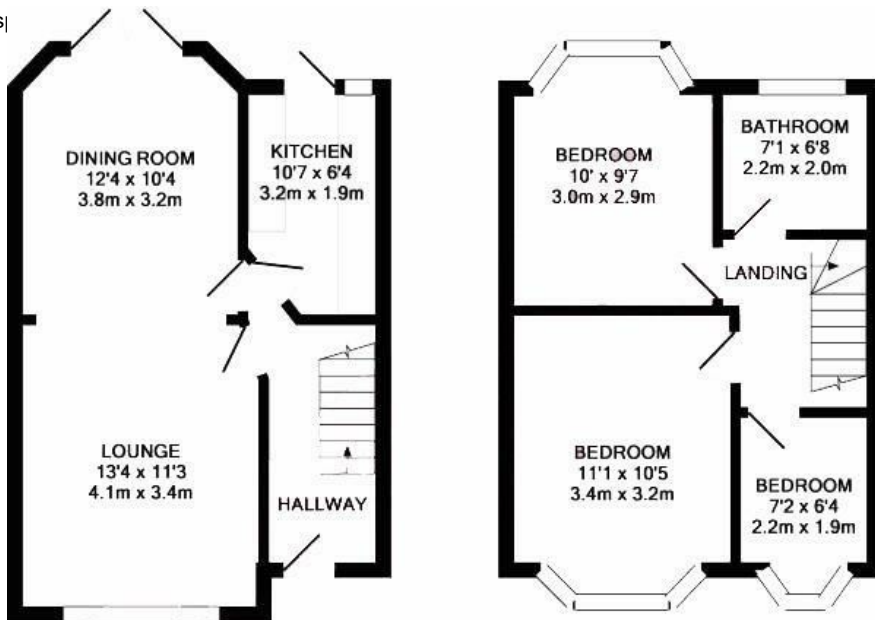
**Exterior - Front**

Path to front door, off street parking for two cars.

**Exterior - Rear**

Approx. 50ft, patio remainder to lawn.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		90
59		61	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ. FT.  
(37.5 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ. FT.  
(36.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 792 SQ. FT. (73.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

