

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

WOODLAND WAY, WINCHMORE HILL, N21



A very desirable semi-detached four-bedroom, two-bathroom family residence, circa 1930, situated on this popular residential street that is very well located for the many amenities of Winchmore Hill. The property, that has been in ownership of the same family since construction, extends to approximately 1,700 sq ft, and comprises entrance hall with doors leading to: bay fronted reception room to front aspect, reception/dining room to rear aspect, breakfast room and separate kitchen. There is also a ground floor bedroom suite with fully tiled shower room en-suite. The first floor comprises two large double bedrooms, further bedroom and family bathroom suite. To the front the property benefits from off street parking for several vehicles and to the rear is a delightful rear garden (120 ft) that is tiered and laid to lawn with mature trees and borders and several outbuildings. The property requires a degree of modernisation but retains many period features to include coving and picture rails. Benefits include UPVC double glazing throughout and the potential to extended to the rear/side or into the loft space, subject to obtaining the necessary consents.

Woodland Way is a sought-after residential location within Winchmore Hill. The property is closely located to Groveland's Park with its green open spaces, picturesque lake, woods and tennis courts. The property is equidistant of both Winchmore Hill Green and Southgate, thus providing access to their many and varied shopping and leisure amenities. Winchmore Hill Railway Station (Overground) provides regular commuter access to London's Moorgate and Kings Cross Stations and Southgate Underground Station (Piccadilly Line) services the City and West End. Several local schools of good renown are also within close proximity.

£975,000 (STC)

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Council Tax – F £2,450 (ENFIELD)







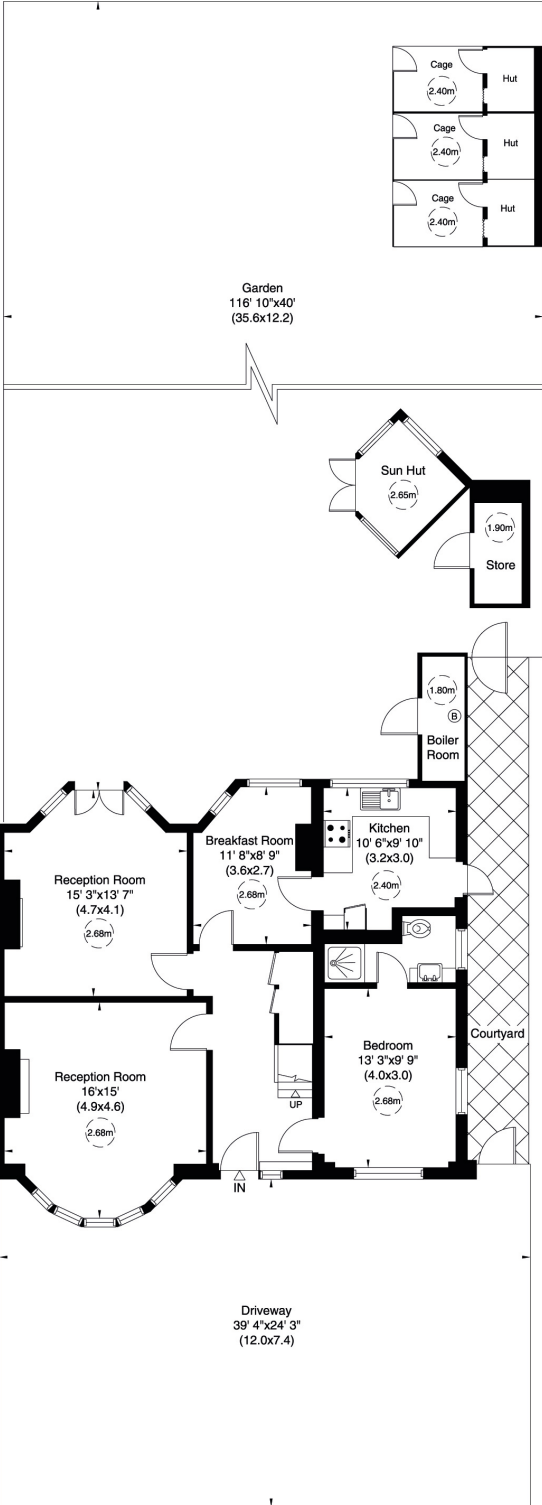


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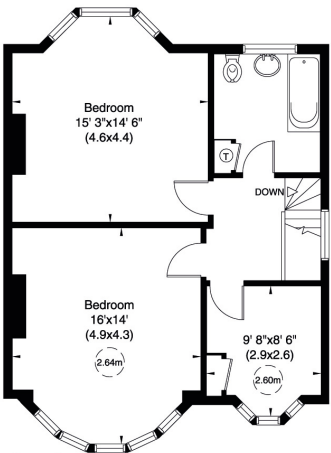
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Gross internal area (approx.)
156 Sq m (1679 Sq ft) Including Sun Hut, Store and Boiler Room
146 Sq m (1575 Sq ft) Excluding Sun Hut, Store and Boiler Room
For identification only, Not to Scale

capital 020 8671 7722



Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).