

Woodland Way, N21

£925,000 *Freehold*

3 2 1

A spacious double-fronted semi-detached house situated in a sought-after residential turning, within easy reach of the desirable Winchmore Hill Green, with its excellent selection of cafés, restaurants and independent shops, as well as Winchmore Hill rail station, providing direct services to Moorgate via Finsbury Park.

Offered for sale with no onward chain, the property presents an excellent opportunity for an incoming buyer to create a home tailored to their own tastes and requirements. There is also potential to extend and reconfigure the existing accommodation, subject to the necessary planning consents and approvals.





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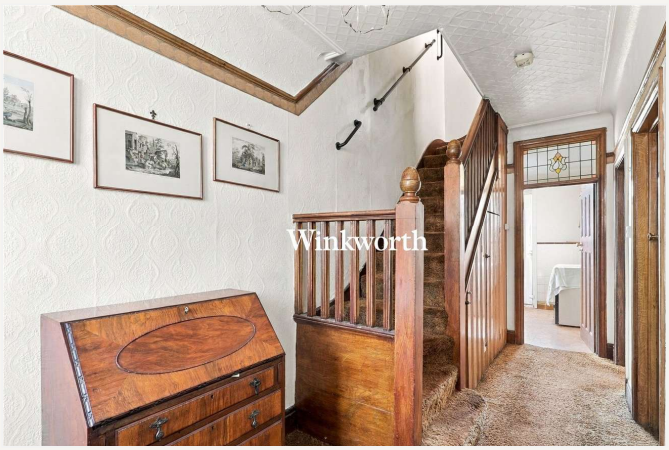
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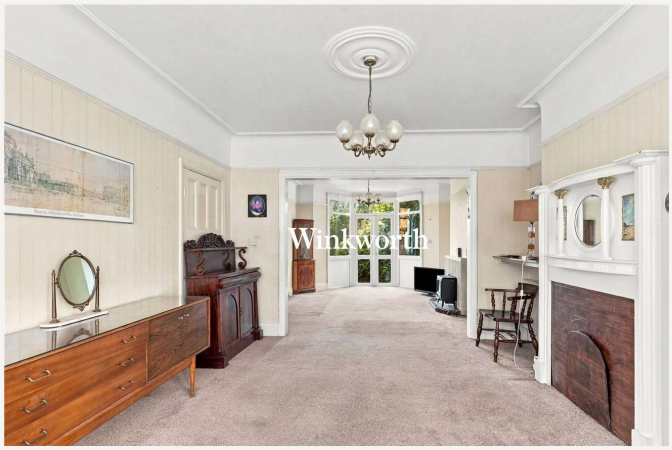
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The ground floor features a welcoming entrance hall, which appears to retain its original tessellated tiled flooring, although further inspection would be required to establish its condition. Doors lead into an impressive reception room with an attractive round bay window and an adjoining dining room with direct access to the rear garden. At the end of the entrance hall is a kitchen, which also provides access to the garden. The first floor comprises three double bedrooms, one of which is accessed through an additional room that could be used as a home office or study. There is also a family bathroom and a separate WC. A generous loft space offers further potential for conversion, subject to the necessary consents and building regulations approval. Outside, the property enjoys a generously sized secluded rear garden extending just under 100ft long with mature shrubs. To the front is a wide driveway offering off-street parking, together with a garage and convenient secure side access to the rear garden. We highly recommend a viewing to fully appreciate the generous accommodation, potential and desirable location this property has to offer.















MATERIAL INFO

Tenure: Freehold
Council Tax: London Borough of Enfield - Band F
EPC rating: D

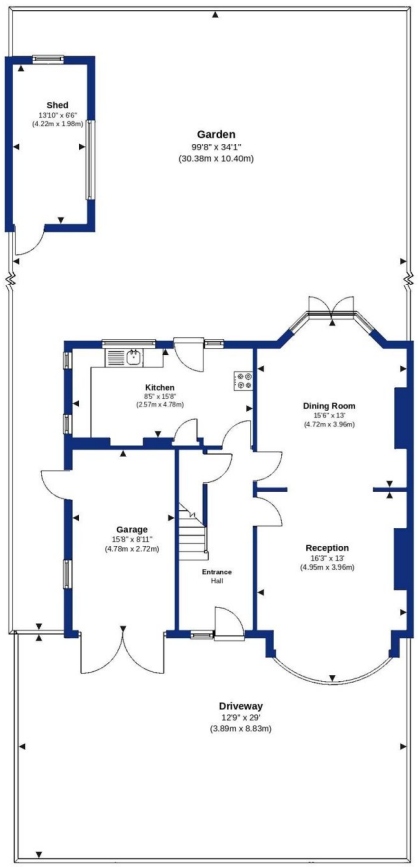
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Total area: approx. 1495.3 sq. feet (138.9 sq. metres), excluding Shed



Ground Floor

Approx. 832.8 sq. feet (77.4 sq. metres)
(excluding Shed, Garden, Driveway)



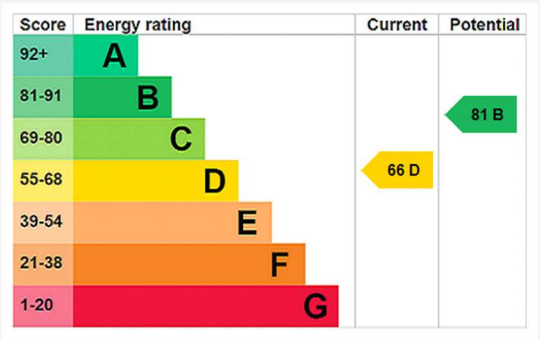
First Floor

Approx. 662.5 sq. feet (61.5 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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