



WOODLANDS AVENUE, LONDON, N3
Offers over **£1,000,000 FREEHOLD**

A FOUR BEDROOM, TWO BATHROOM, FAMILY HOME.

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

We are pleased to offer this four bedroom, extended family home. The end of terrace property is ideally located for shopping facilities, transport links, Good and Outstanding Ofsted rated schools, and within a short walk to Victoria Park. The ground floor is comprised of a large open plan living / dining / kitchen area, separate utility room and downstairs cloakroom. On the first floor, there are three spacious bedrooms, and a modern family bathroom, followed by a wonderful primary bedroom to the top floor, with a modern en suite. The top floor bathroom has underfloor heating, and the loft bedroom has air conditioning. Further benefits include a lovely decking area leading to a private rear garden and off street parking, with an electric car charging point.

An internal viewing is highly recommended!

AT A GLANCE

- Well presented family home
- Open plan living
- Modern fitted kitchen & bathrooms
- Four bedrooms
- Terrace & Rear garden
- Off street parking

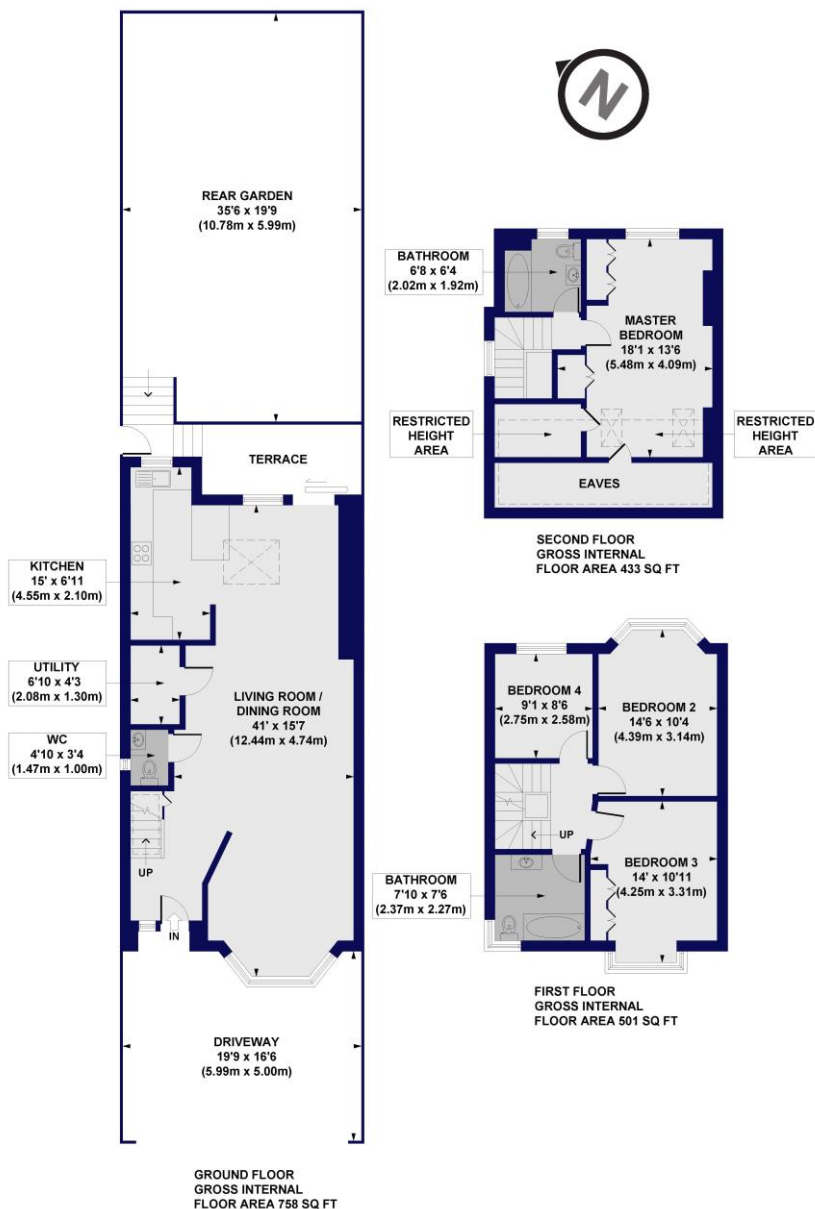




Woodlands Avenue, N3

Approx. Gross Internal Floor Area 1693 sq. ft / 157.24 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1543 sq. ft / 143.39 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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