



Woodberry Avenue, Winchmore Hill, Winchmore Hill, N21  
Chain Free £825,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Woodberry Avenue, Winchmore Hill, Winchmore Hill, N21 3LB

Three bedroom Edwardian terrace house consisting of two spacious receptions, breakfast room, kitchen, ground floor guest w.c, first floor bathroom and separate w.c, off street parking and 90ft mature rear garden. The property requires updating and offers great potential to extend and create a wonderful family home in a sought after location.

Woodberry Avenue is a very popular residential turning close to the Broadway shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Winchmore Hill Green and Palmers Green high street are also within easy walking distance from the property. Other amenities close by include Sainsbury's supermarket, Grovelands Park and well-regarded local schools.

Enfield Council tax band F

- Three bedrooms
- Edwardian terrace house
- Two receptions
- Breakfast room
- Kitchen
- Ground floor w.c
- Off street parking
- Rear garden



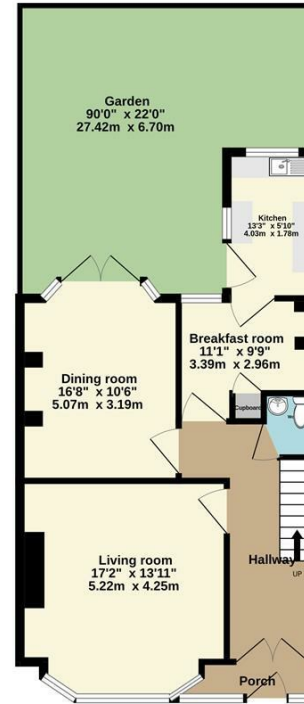
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Gross Internal Area: 1347.00 sq ft

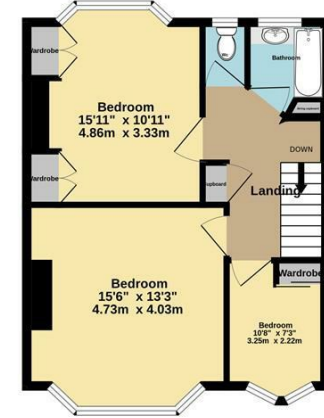


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

Ground floor  
725 sq.ft. (67.4 sq.m.) approx.



1st floor  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq ft. (125.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 not guaranteed as to their operability or efficiency can be given.  
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