



Woodland Way, Winchmore Hill, London, N21
Chain Free £895,000 Freehold

Anthony Webb
ESTATE AGENTS

Woodland Way, Winchmore Hill, London, N21

Requiring updating a CHAIN FREE well presented four bedroom semi detached family home set over three floors offering two receptions, an extended kitchen, ground floor w.c, spacious family bath/shower room, off street parking and a larger than average rear garden.

Woodland Way is a very popular residential turning located between Bourne Hill and Downes Court. Conveniently located for both Winchmore Hill and Palmers Greens shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are a short ride away via the W6 bus route. There are several green spaces nearby including Woodcroft wild space and both Grovelands and Broomfield Parks.

Porch • Hallway • Living room with large bay window and feature fireplace • Dining room with doors to garden • Kitchen with tiled floor • Guest w.c • First floor landing leading to two double bedrooms with bay windows • Single bedroom • Extended bath/shower room • Converted loft space provides a double bedroom with plenty of eaves storage space • Paved drive to front • East facing rear garden measuring an impressive 140ft.

- Four bedrooms
- Semi-detached house
- Two receptions
- Extended kitchen
- Ground floor w.c
- Family bath/shower room
- Off street parking
- 140ft east facing rear garden





Woodland Way Winchmore Hill London N21 3QA

Tenure: Freehold
Gross Internal Area: 1494.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1494 sq ft (138.8 sq m) approx.
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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ESTATE AGENTS