# BerkeleyShaw

REAL ESTATE



## 31 Woodville Avenue, L23 3BX

## Asking Price £440,000

If you are looking for a spacious family home with a perfect blend of character features and a modern twist, this could be the home for you!

Brought to the sales market by Berkeley Shaw is this beautifully presented four/five bedroom extended semi-detached home. This fantastic property has undergone significant renovation by the current owners. The home retains a real charm whilst providing spacious and well-thought-out accommodation. Set in the sought after postcode of L23, the surrounding area boasts a stunning range of amenities. The area offers a variety of schooling covering all age ranges, making this perfect for families. College Road boasts a range of shops, restaurants, cafes and bars. The property is also ideal for commuters, given the excellent transport links in the area.

Set out across three floors, the accommodation comprises; enclosed porch, inviting entrance hall with impressive lead lined stained-glass window and providing access to the well-presented WC. The bay fronted sitting room is a great space for some quiet time and is finished with a feature fireplace. The impressive open plan kitchen diner provides a real wow factor. The space is flooded with natural light via velux windows and boasts a range of integrated appliances, centre island, sliding doors to the rear garden and an open aspect through to the living area. This is an ideal family to relax as a family and is beautifully finished with a log burning fire.

Completing the ground floor layout is a pantry. Rising to the first floor, the landing provides access to three good-sized bedrooms, a laundry room and a three-piece bathroom. The upper floor provides the master bedroom which is finished with fitted wardrobes and a tasteful three-piece shower room. Externally, the property boasts off street parking for two cars and a well-maintained rear garden with feature sitting area.

Viewing is essential to appreciate the quality of this home!







#### **Porch**

#### **Entrance Hall**

Parquet flooring, radiator, stained glass window, bench with storage area & stairs to first floor.

#### WC

WC, basin, radiator & wood panelling.

#### **Pantry**

#### **Sitting Room**

Double glazed windows to bay, radiator & feature fireplace.

#### Kitchen Diner

Range of wall & base units, quartz work tops, centre island, gas burning hob, extractor fan, double electric oven, integrated dishwasher, stainless steel sink, 2 x velux windows, double glazed window, sliding doors to garden, parquet flooring, spotlights, radiator and open aspect to the living area.

#### **Living Room**

Log burner, velux window, parquet floor, sliding door to garden & radiator.

#### Landing

Stained glass window & stairs to upper floor.

#### Bedroom 1

Double glazed window & radiator.

#### Bedroom 2

Double glazed window & radiator.

#### **Bedroom 3**

Double glazed windows to bay & radiator.

#### **Laundry Room**

Double glazed window, range of wall & base units, stainless steel sink, space for wash machine, radiator, laminate floor & cupboard housing combi boiler.

#### **Bathroom**

Double glazed window, WC, basin, bath with shower, radiator and tiled walls.

### **Upper Landing**

Double glazed window.

#### **Master Bedroom**

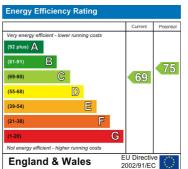
Double glazed window, radiator & fitted wardrobes.

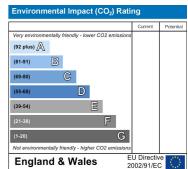
#### **Shower Room**

WC, basin, shower unit with electric shower, radiator, tiled floor & part-tiled walls.

### **Externally**

Block paved driveway with parking for two cars. Rear garden with laid to lawn, mature borders, sitting area & patio area.















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