



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 for all prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency over the years.
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