



**Woodfield Drive**  
East Barnet, EN4 8PA  
Guide Price £750,000



## Woodfield Drive

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\* OPEN DAY SATURDAY 12 APRIL 2025 \*

A delightful mid-terrace house providing a BEAUTIFUL FAMILY HOME in this much sought-after location adjacent to OAK HILL PARK and situated close to SHOPPING FACILITIES and cafes just a short walk away.

This FOUR BEDROOM RESIDENCE offers an attractive choice for families and couples alike, with GOOD & OUTSTANDING SCHOOLS and great TRANSPORT LINKS for the COMMUTER, in a vibrant community.

The residence has been well planned to provide excellent family living with a contemporary quality. The accommodation is arranged over THREE LEVELS and consists of; a bright entrance hallway leading to large through reception/dining area, kitchen/breakfast room and GUEST CLOAKROOM. The first and second floor present four bedrooms and TWO BATHROOMS (ONE EN-SUITE).

An ideal urban dwelling nearby lovely green space and transport facilities for direct access to LONDON KINGS CROSS & MOORGATE; Oakleigh Park Mainline & PICCADILLY UNDERGROUND.

The property benefits further from a charming SOUTH FACING REAR GARDEN and GARAGE with secure gated access.

EPC : C

BARNET COUNCIL TAX BAND : E

TENURE : Freehold







## GROUND FLOOR

### Hallway

### Reception Room

14'2 x 13'0 (4.32m x 3.96m)

### Dining Room

13'11 x 10'9 (4.24m x 3.28m)

### Kitchen

17'8 x 6'1 (5.38m x 1.85m)

### Guest Cloakroom

## FIRST FLOOR

### Landing

### Bedroom Two

14'9 x 11'6 (4.50m x 3.51m)

### Bedroom Three

14'3 x 11'6 (4.34m x 3.51m)

### Bedroom Four

8'5 x 6'3 (2.57m x 1.91m)

### Family Bathroom

7'0 x 6'0 (2.13m x 1.83m)

## SECOND FLOOR

### Landing

### Bedroom One

18'11 x 10'9 (5.77m x 3.28m)

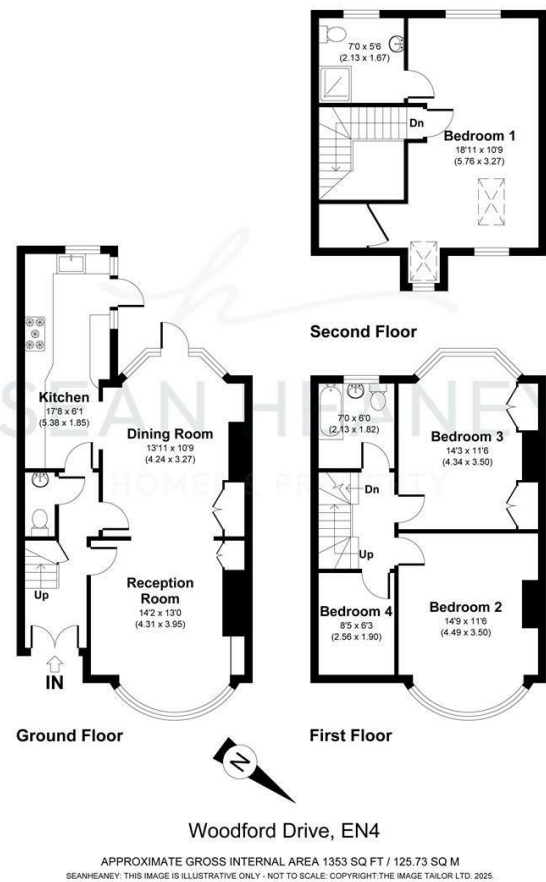
### En-Suite Shower Room

7'0 x 5'6 (2.13m x 1.68m)





Floor Plan

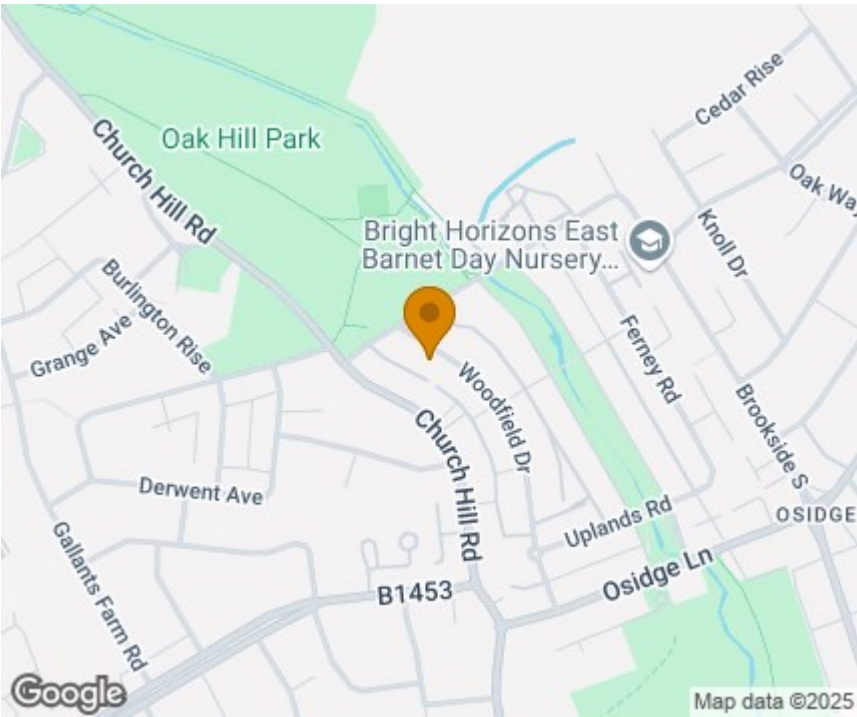


Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

