



Woodberry Way, London, N12

Addison Townsend are pleased to offer this four bedroom semi detached property located in this quiet residential road within 0.3 miles of West Finchley Underground Station (Northern Line), in excellent school catchment, walking distance of Victoria Park and also Ballards Lane with its wealth of amenities. The property offers two spacious reception rooms both offering period fireplaces, fitted kitchen/breakfast room, four well proportioned bedrooms and a three piece family bathroom. Externally the property boasts a 95' South facing garden and large paved front driveway. There is a wealth of potential for extension to the rear on the ground floor and the loft to further expand on the generous accommodation, subject to planning. Offered for sale on a chain free basis.



2 4 2

Tenure : Freehold

Council Tax Banding : F

EPC D

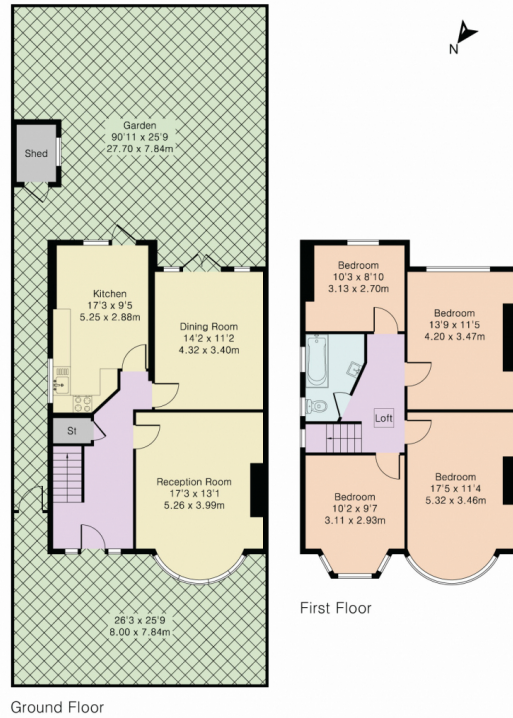
Sq.Ft : 1344



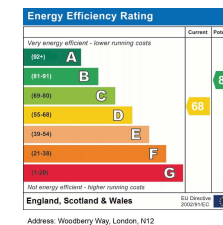
Approximate Gross Internal Area 1344 sq ft - 125 sq m

Ground Floor Area 665 sq ft - 62 sq m

First Floor Area 679 sq ft - 63 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

02088839090

www.addisontownsend.co.uk

enquiries@addisontownsend.co.uk



ADDISON TOWNSEND
PROPERTY PROFESSIONALS

