



Woodfield Way, London N11 2PH

welcome to **Woodfield Way, London**

Situated on this peaceful and sought after residential road is this four-bedroom semidetached family home with a private garage.

The house is set over three floors and benefits from two reception rooms, separate kitchen, rear martyred garden, master bedroom with en-suite and walk in wardrobe, three further bedrooms and family bathroom.

Perfectly positioned on the quiet and tree-lined Woodfield Way, this home benefits from being just a very short walk to Bounds Green Underground Station (Piccadilly Line), placing Central London within easy reach - ideal for commuters and city-goers alike. Bowes Park Overground Station is also close by, offering additional transport options and direct connections to Moorgate.

The surrounding area offers a fantastic mix of local charm and practical convenience. Within walking distance, you'll find an array of local shops, cafes, and restaurants, including artisan bakeries, independent coffee houses, and vibrant eateries. Just around the corner lies Myddleton Road, a popular local high street known for its community feel, pop-up markets, vintage shops, and friendly atmosphere.

Families will appreciate the proximity to a number of highly regarded schools, both primary and secondary, as well as access to nurseries and childcare facilities.





Woodfield Way, London, N11

Approximate Area = 1723 sq ft / 160 sq m

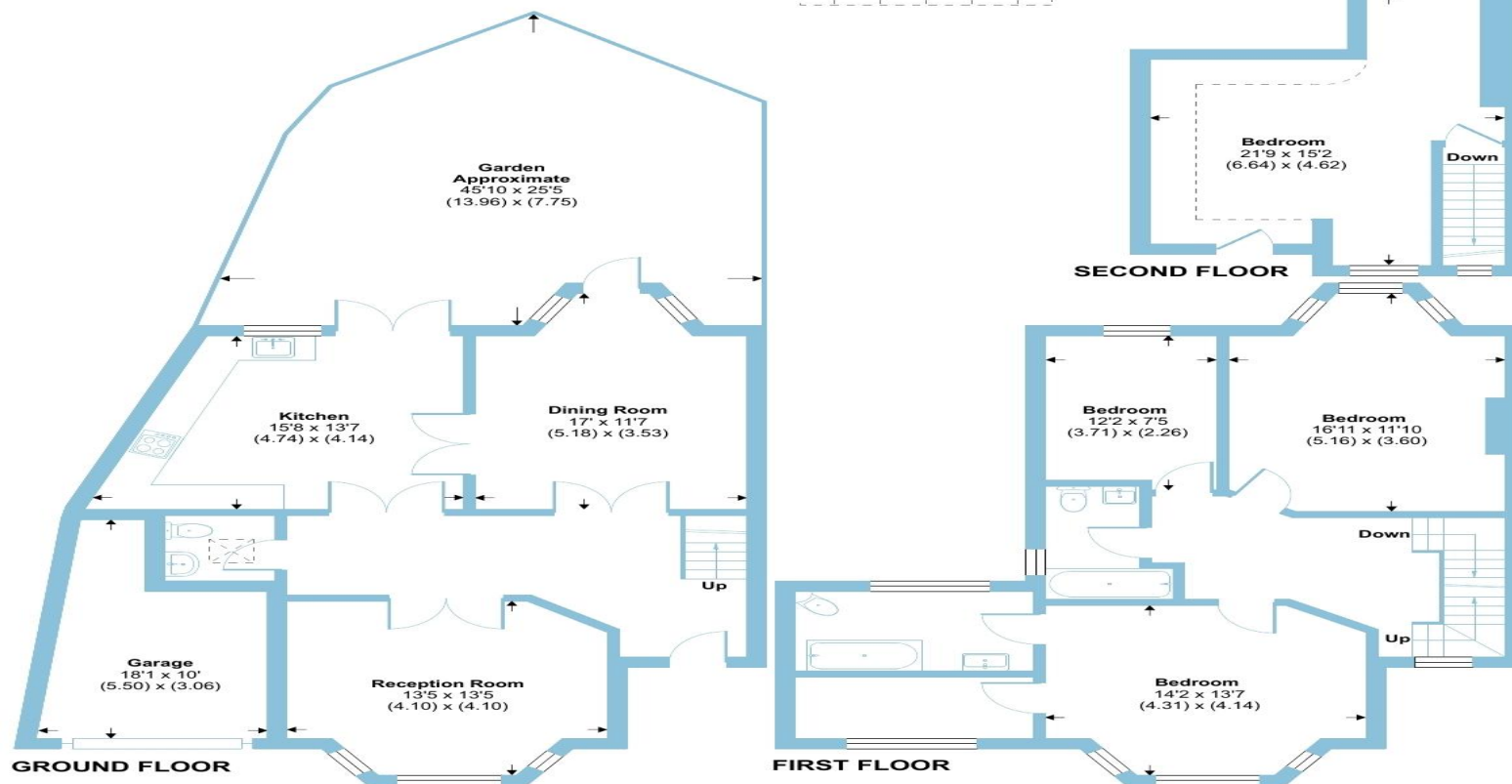
Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1904 sq ft / 176.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1288044.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Woodfield Way, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached
- Four bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£950,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106003



Property Ref:
MUH106003 - 0009

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