



## WOODBERRY AVENUE, N21 3LB



**£1,050,000 Freehold**

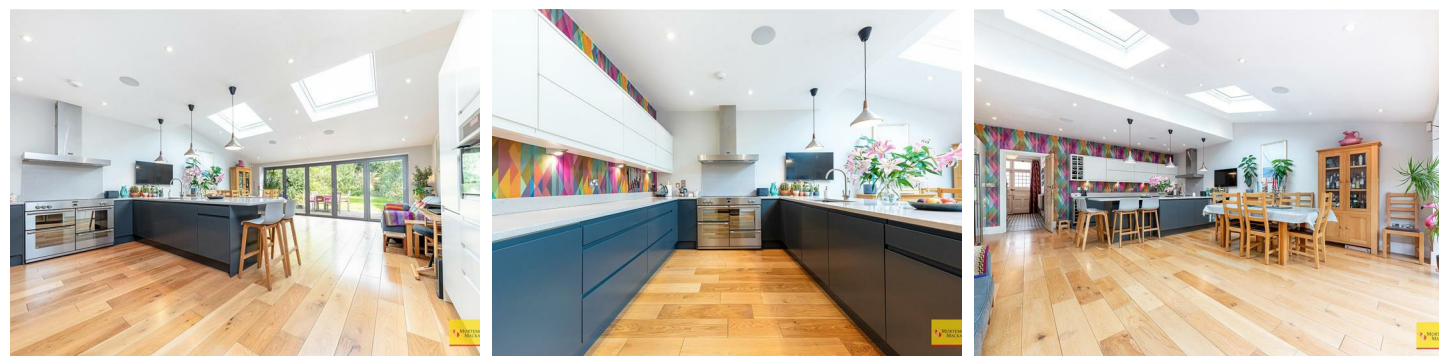
- EDWARDIAN PERIOD PROPERTY
- OPEN PLAN REAR RECEPTION/KITCHEN/DINER
- LOUNGE
- 85' GARDEN
- 4 BEDROOMS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- ENSUITE TO MASTER



## Property Details

We have pleasure in offering for sale this stunning extended Edwardian property situated in this sought after road in Winchmore Hill. When you enter the property, you're greeted with a beautiful tessellated tiled floor in the hallway. The front lounge has a feature fireplace with wooden fire surround and tiled inset, picture rail, coved ceilings and double glazed windows to the front. Off the hallway is a downstairs cloakroom and a fabulous size utility room. The rear reception has been extended to provide an amazing open plan kitchen/dining and reception area with bi fold doors onto the garden, ceiling speakers, wood flooring with underfloor heating and electric Velux windows. The kitchen area has a comprehensive range of wall and base units with range cooker, wine chiller and dishwasher. On the first floor there are three excellent size bedrooms and a family bathroom with underfloor heating. On the second floor there is a master suite with bi-fold doors opening and overlooking the garden to the Juliet balcony. Off the master bedroom is a modern ensuite with shower cubicle, WC and vanity unit and underfloor heating. The rear garden has a patio area with the remainder laid to lawn with mature flower and shrub borders. The front garden has been landscaped with secure bike store.

Winchmore Hill Green with it's local shops, restaurants, buses and railway station are all close by. The property has been upgraded and improved by the current owners and viewing is highly recommended.



## Woodberry Avenue- N21

Approx. Gross Internal Area 189.4 sqm / 2239 sqf



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	85