



WOODLAND WAY, N21 3QA

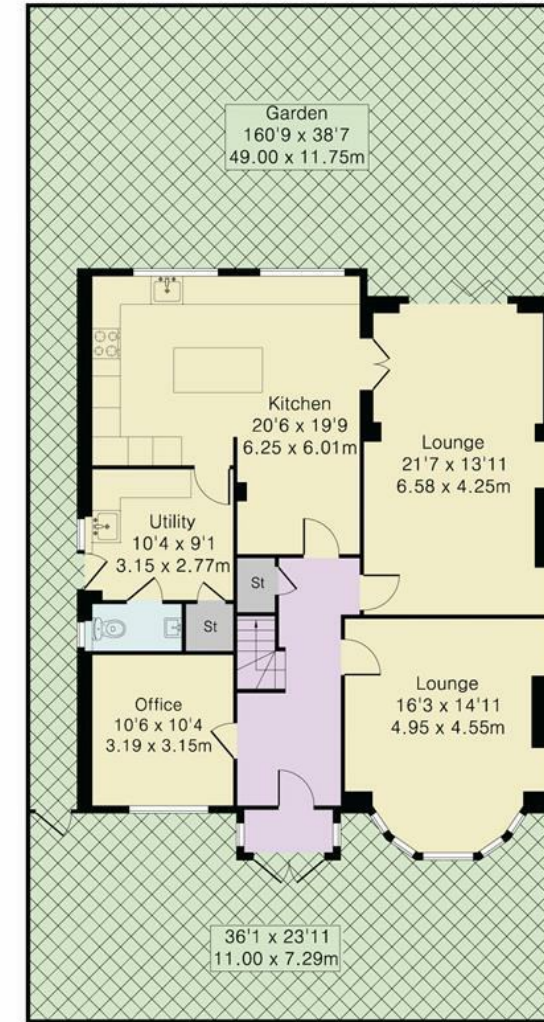


£1,399,999 Freehold

- SEMI DETACHED HOUSE
- TWO BATHROOMS
- FITTED KITCHEN
- DOWNSTAIRS WC
- 160' REAR GARDEN
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- OFF STREET PARKING

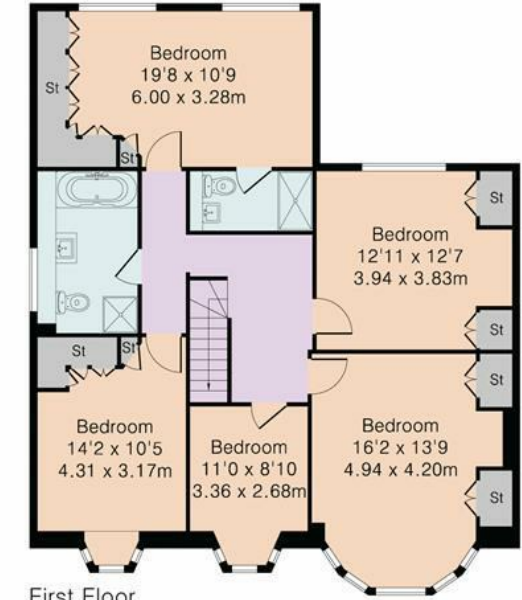
Property Details

Mortmore Mackay are pleased to offer for sale this extended semi detached situated on this close to Winchmore Hill's station, "The Green" and Grovelands Park. The accommodation is arranged over two floors and provides 2328 square feet of living space which comprises, two formal reception rooms, an office, a fitted kitchen, utility room and downstairs wc. The first floor hosts five bedrooms a family bathroom, an ensuite shower room and access to the loft. The front has been paved to provide off street parking and at rear is a private garden which extends to 160'9".



Ground Floor

Approximate Gross Internal Area 2328 sq ft – 217 sq m
 Ground Floor Area 1232 sq ft – 115 sq m
 First Floor Area 1096 sq ft – 102 sq m



First Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

