



WOODLAND WAY, N21 3PY



£1,150,000 Freehold

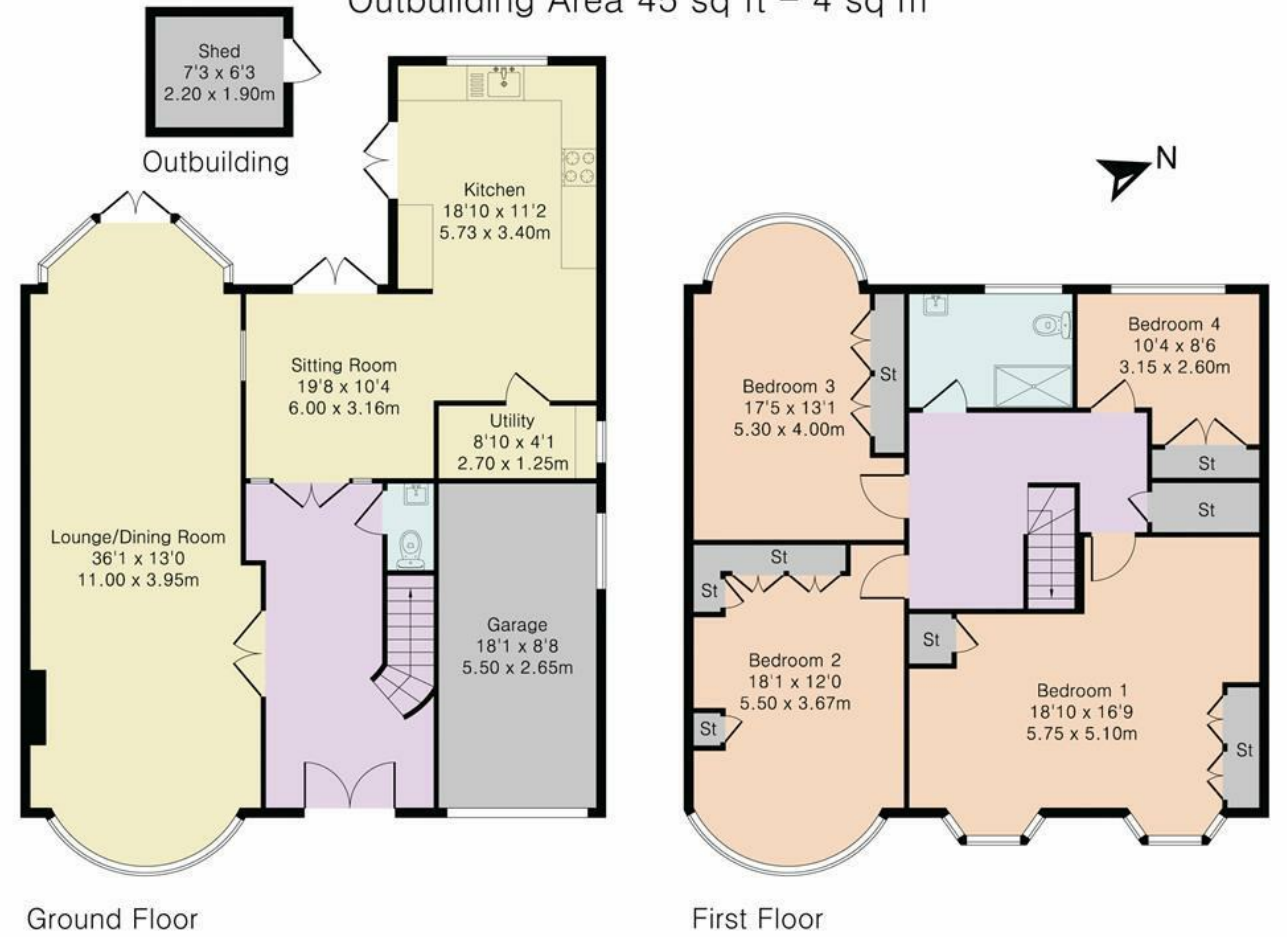
- EXTENDED FAMILY HOME IN SOUGHT AFTER ROAD
- MORNING ROOM
- UTILITY ROOM
- 4 BEDROOMS
- WEST FACING GARDEN
- THROUGH LOUNGE
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE TO SIDE

Property Details

We have pleasure in offering for sale this extended family house situated in this sought after road in easy reach of Winchmore Hill Green with its local shops, cafes, restaurants, buses and railway station. The accommodation consists of a spacious reception hallway, through lounge, morning room opening to kitchen and utility room. On the first floor are 4 bedrooms and a family bathroom. There is a secluded West facing rear garden backing on to Woodcroft Wildspace whilst to the front is a spacious driveway with garage to the side with parking for numerous vehicles.



Approximate Gross Internal Area 2142 sq ft – 199 sq m
 Ground Floor Area 1117 sq ft – 104 sq m
 First Floor Area 980 sq ft – 91 sq m
 Outbuilding Area 45 sq ft – 4 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
England & Wales	EU Directive 2002/91/EC

