



WOODLAND WAY, N21 3QB



£1,075,000 Freehold

- SEMI-DETACHED
- KITCHEN/DINER
- FOUR BEDROOMS
- 110' WEST FACING GARDEN
- CHAIN FREE
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- BATHROOM
- OFF STREET PARKING

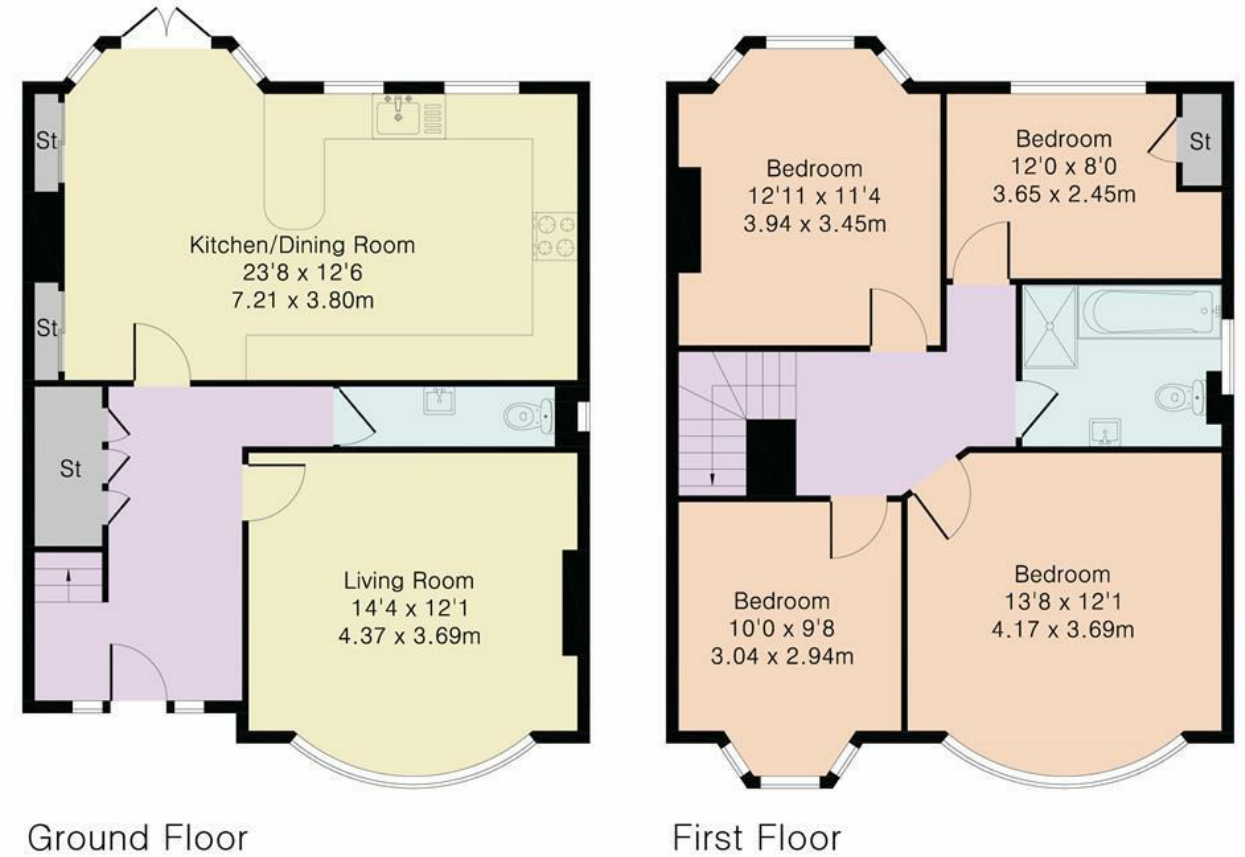
Property Details

CHAIN FREE - We have pleasure in offering for sale this attractive four bedroom semi detached property situated in this popular residential turning. The accommodation consists of a spacious reception hallway, front reception room with coved ceiling and plaster moulded ceiling rose, rear open plan kitchen/diner with a comprehensive range of wall and base units with integrated oven, grill and gas hob and French doors to the garden, downstairs cloakroom. On the first floor are 4 bedrooms and family bathroom, the rear garden is approximately 110' West facing and to the front is an own driveway with off street parking.

Winchmore Hill Green with it's local shops, cafes, restaurants, buses and railway station are all within easy reach as is Grovelands Park.



Approximate Gross Internal Area 1363 sq ft – 126 sq m
 Ground Floor Area 671 sq ft – 62 sq m
 First Floor Area 692 sq ft – 64 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

