



**WOODLAND WAY, N21 3QA**



**£799,000 Freehold**

- CHAIN FREE
- KITCHEN
- THREE BEDROOMS
- 100' GARDEN
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- OFF STREET PARKING



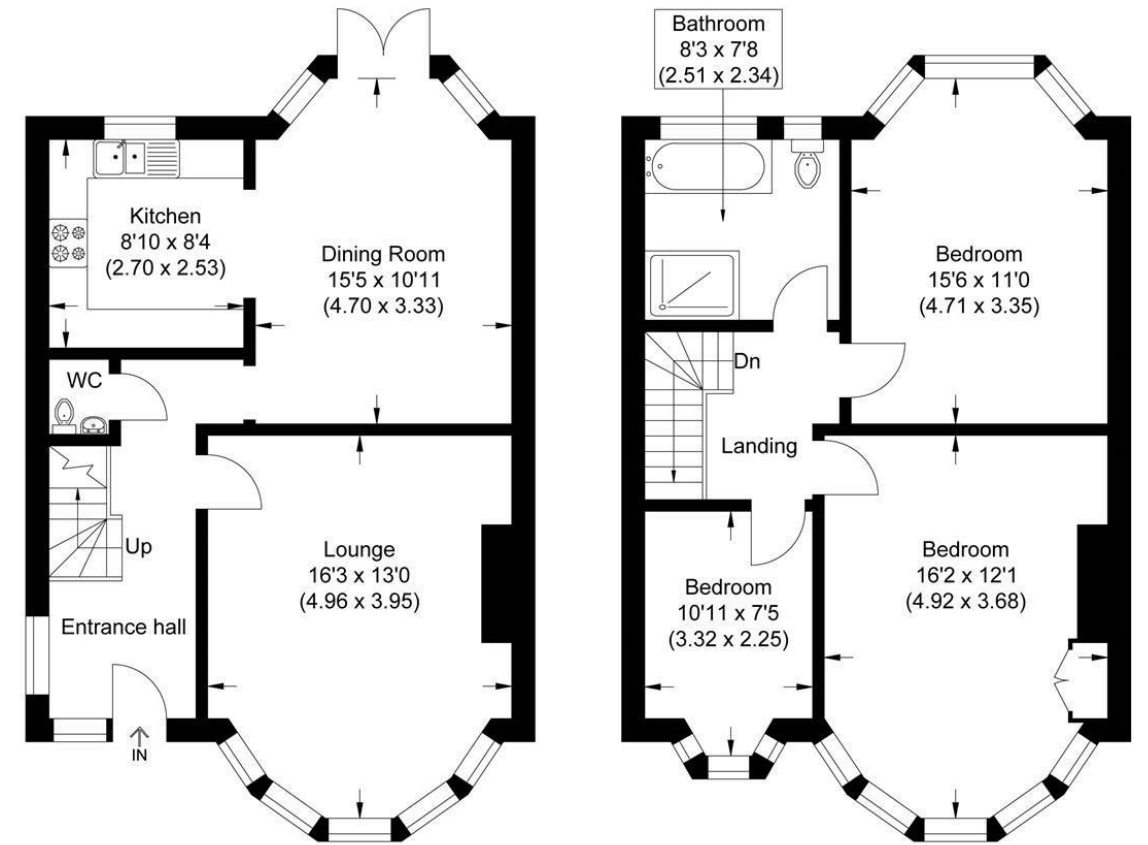
## Property Details

CHAIN FREE - We have pleasure in offering for sale this semi detached property situated in this popular residential turning. The accommodation consists of spacious hallway with downstairs cloakroom off, two reception rooms, kitchen with a range of comprehensive wall and base units with integrated oven and grill, three bedrooms and a family bathroom. The rear garden is approximately 100' with patio area and the remainder laid to lawn at the front is paved driveway providing off street parking.

Situated in easy reach of Winchmore Hill Green with it's local shops, restaurants, cafes and station.



Approximate Gross Internal Area  
100.30 sq m / 1079.62 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #28a745; border: 1px solid black; margin-right: 5px;"></div> <span style="font-weight: bold; font-size: 1.2em;">84</span> </div>
(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	
<b>England &amp; Wales</b>	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #ffc107; border: 1px solid black; margin-right: 5px;"></div> <span style="font-weight: bold; font-size: 1.2em;">63</span> </div>
EU Directive 2002/91/EC	

