



WOODCROFT, N21 3QN



£1,300,000 Freehold

- PRESTIGIOUS LOCATION OFF BROAD WALK VERY CLOSE TO GROVELANDS PARK & THE GREEN
- FOUR DOUBLE BEDROOMS & A SNUG
- THROUGH RECEPTION ROOM LEADING ONTO A BREAKFAST ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- PAVED DRIVEWAY PROVIDING OFF STREET PARKING
- EXTENDED SEMI DETACHED FAMILY HOUSE BACKING ONTO TENNIS COURTS
- TWO BATHROOMS
- KITCHEN/DINER
- DOUBLE LENGTH GARAGE
- MATURE REAR GARDEN WITH SOUTH WEST ASPECT

Property Details

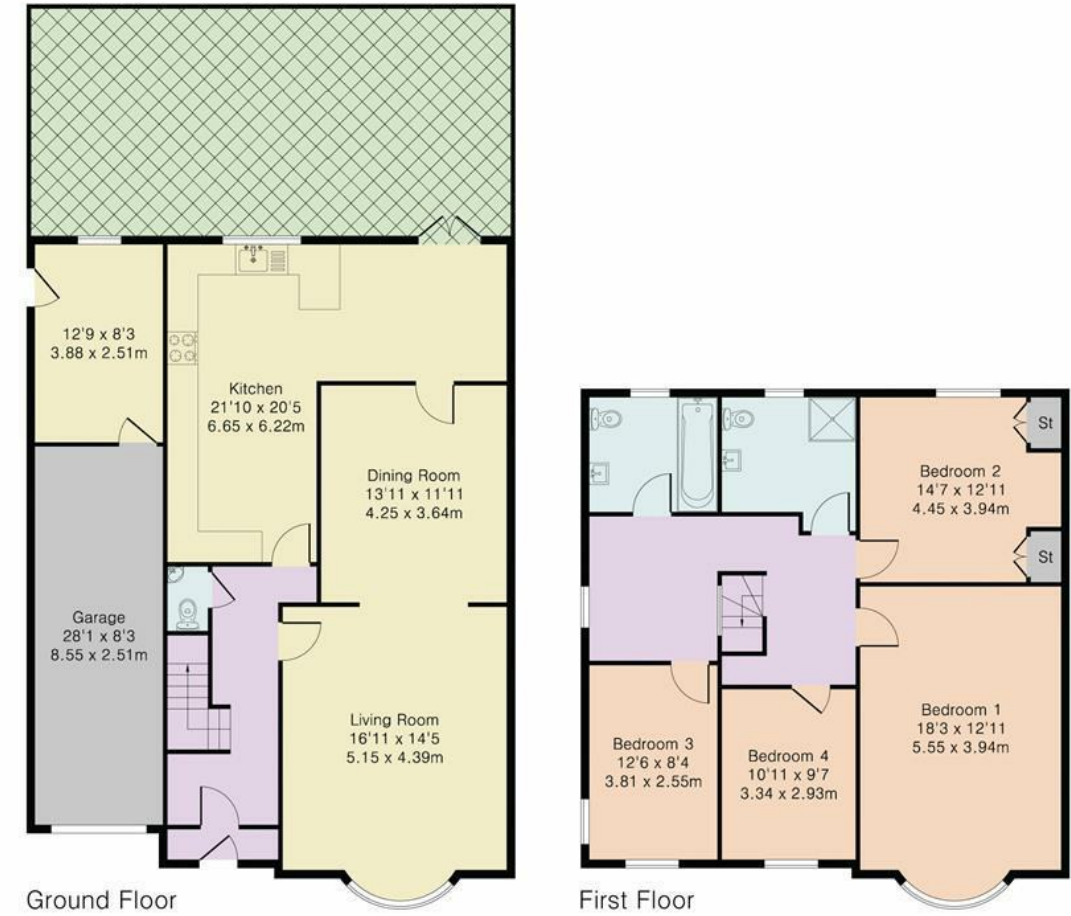
Welcome to this exquisite property located in the prestigious area of Woodcroft, just off the renowned Broad Walk. This stunning 4-bedroom house is situated on this sought after road and has been tastefully extended to provide ample living space for a growing family with potential for a loft conversion subject to planning consent. Conveniently located moments away from Winchmore Hill station, Grovelands Park, and Winchmore Hill Green, this property offers the perfect blend of tranquility and accessibility to local amenities. The house features a long garage and large driveway, providing convenient parking options for you and your guests. With four well-appointed bedrooms, there is plenty of space for everyone in the family. One of the standout features of this property is its unique position, backing onto Brackendale Lawn Tennis Club. Don't miss out on the opportunity to own this exceptional property in Woodcroft.



Approximate Gross Internal Area 2116 sq ft - 196 sq m

Ground Floor Area 1198 sq ft – 111 sq m

First Floor Area 918 sq ft – 85 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		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

