



Woodberry Avenue, London, N21 3LD

welcome to
Woodberry Avenue, London

Barnfields are delighted to offer for sale this substantial Edwardian four bedroom mid terraced family house, in a sought after turning close to Winchmore Hill Station and shops on Green Lanes.

The property offers spacious family living accommodation and must be viewed to be appreciated.



Double Glazed Entrance Porch

Opening to-

Hallway

Fitted carpet, radiator and cover, understairs cupboard, dado rail.

Reception Room One

16' 7" x 13' 11" (5.05m x 4.24m)

Fitted carpet, double glazed bay window to front, radiator, picture rails, open fireplace recess.

Reception Room Two

16' 3" x 10' 6" (4.95m x 3.20m)

Fitted carpet, double glazed doors to rear, radiator, picture rails, open fireplace recess.

Kitchen / Breakfast Room

16' 9" x 9' 4" (5.11m x 2.84m)

Range of cream fitted wall and base units with toning worktops, sink and drainer, gas hob with extractor above, built-in double oven, Amtico flooring, utility cupboard with wall mounted boiler, plumbing for washing machine and space for tumble dryer, double glazed windows to side and rear, double glazed Velux window to ceiling, double glazed door to garden.

First Floor

Landing

Fitted carpet, dado rails.

Bedroom Two

15' 6" x 13' 1" (4.72m x 3.99m)

Double glazed windows to front, fitted wardrobes, fitted carpet, radiator.

Bedroom Three

14' 3" x 12' 5" (4.34m x 3.78m)

Double glazed windows to rear, fitted wardrobes, fitted carpet, radiator.

Bedroom Four

7' 11" x 7' (2.41m x 2.13m)

Double glazed windows to front, fitted carpet, radiator.

Bathroom

Panelled bath with shower above and screen, low level WC, hand basin with cupboards beneath, built-in cupboard, double glazed windows to rear, cushion vinyl flooring, radiator.

Top Floor

Bedroom One

19' 8" x 14' 9" to extremes (5.99m x 4.50m to extremes)

Double glazed windows to rear, fitted wardrobes, fitted carpet, radiator, two Velux windows to front, eaves storage space door to:-

En-Suite

Step-in shower unit, low level WC, hand basin with cupboards beneath, bidet, fully tiled walls, Amtico flooring, double glazed windows to rear, radiator.

Outside

Rear Garden

A substantial approx. 85ft long rear garden with patio area to front, mature tree and shrub borders, central lawn, two storage sheds and rear access gate.

Front Garden

Marshallite paved off-street parking to the front for two cars.



view this property online barnfields.co.uk/Property/ENF104052







welcome to Woodberry Avenue, London

- Four Bedrooms
- Two Bathrooms
- Two Generous Reception Rooms
- Approx. 85ft Rear Garden
- Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: C

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104052 - 0004

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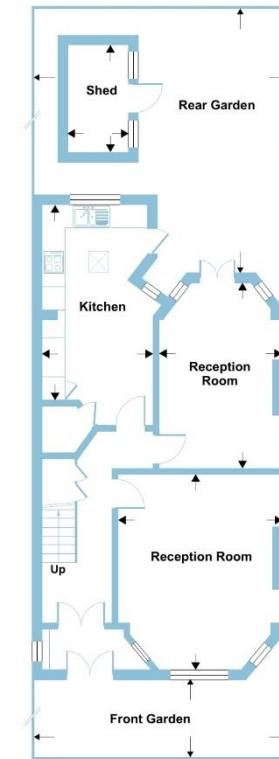
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Woodberry Avenue, London, N21

Approximate Area = 1638 sq ft / 152.1 sq m
Limited Use Area(s) = 169 sq ft / 15.7 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1854 sq ft / 172.2 sq m
For identification only - Not to scale



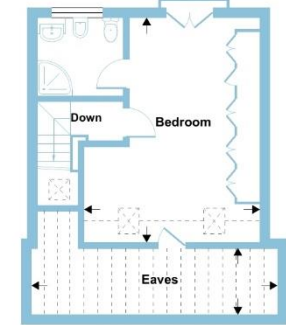
Denotes restricted head height



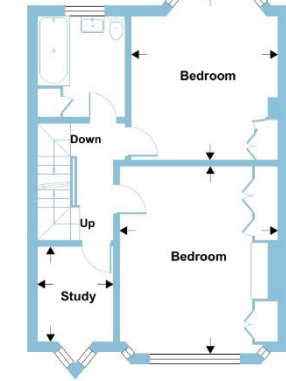
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1089076



SECOND FLOOR



FIRST FLOOR



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