



# Woodland Way, Winchmore Hill

£1,399,995

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- Five Bedroom Semi-Detached House
- Freehold
- Off-Street Parking
- En-Suite to Master Bedroom
- Downstairs WC
- Utility Room
- Garden Extending over 150ft
- Walking Distance to Winchmore Hill Station (Moorgate approx 25 mins) & Southgate Underground (Piccadilly)
- Grovelands Park Nearby
- Catchment of St. Pauls CofE & Highfield Primary Schools

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer For Sale this FIVE BEDROOM SEMI-DETACHED HOUSE on Woodland Way, N21. Located on one of Winchmore Hill's most sought after roads, this ideal family home offers 2514sqft of living space across two floors and is comprised of five bedrooms including en-suite to the master bedroom, family bathroom, three reception rooms, spacious kitchen/diner, utility room and downstairs WC. The property also benefits from off-street parking and a substantial rear garden extending over 150ft in length.

The property falls within the catchment area of St. Paul's CofE & Highfield Primary Schools as well as Winchmore school. Additionally Palmers Green High School is within walking distance of the property. Nearby are a number of local shops and amenities including Sainsburys (Green Lanes) as well as cafes & restaurants along The Green including Hopper & Bean.

An ideal location for commuters, the property is walking distance to both Winchmore Hill Mainline station & Southgate Underground station both offering direct rail links into central London (Moorgate approx 25 mins & Piccadilly line respectively). Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band g (£3254.07 23/24)

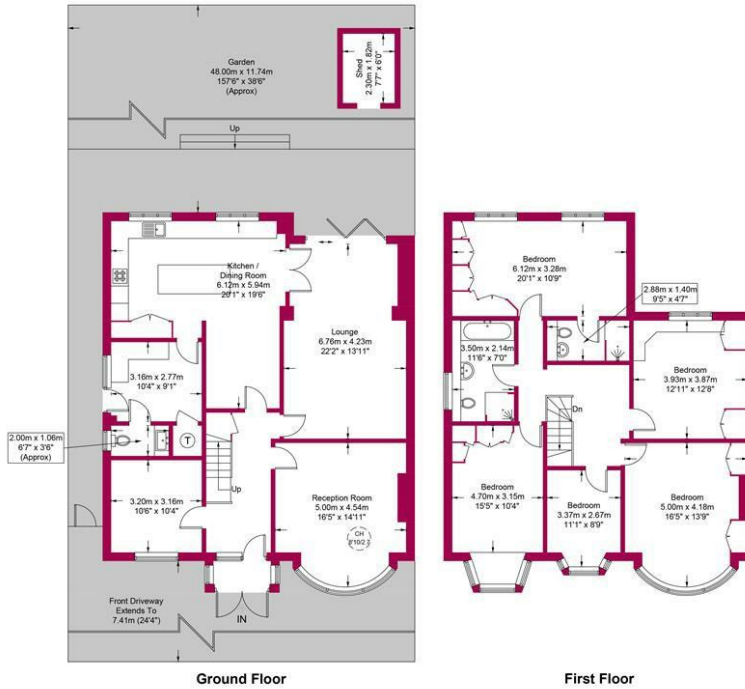
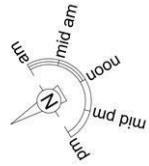
EPC Rating: Current 53(E); Potential 77(C)

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# Woodland Way, N21

Approximate Gross Internal Area = 2514 sq ft / 233.6 sq m

Shed = 46 sq ft / 4.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team  
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