



# Woodberry Avenue, London

£799,995

**Havilands**

the advantage of experience



- Chain Free
- Off Street Parking
- Within Catchment Area of Highfield Primary School
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Potential to Extend (STPP).
- Walking Distance to Local Shops inc. Sainsburys Supermarket
- Grovelands Park Nearby
- Garden Exceeding 100ft
- Ease of Access to A10 & A406



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM HOUSE on Woodberry Avenue, N21. Offering almost 1400sqft of living space, this property is comprised of three bedrooms, family bathroom, separate WC, through-lounge and kitchen. The property also benefits from off-street parking and a rear garden extending over 1000ft. An ideal family home, the property falls within the catchment area of Highfield Primary School (OFSTED: Outstanding) & Winchmore School (OFSTED: Good). Also within easy reach are a number of independent schools including Palmers Green High School. Within walking distance of the house is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). A short drive from the property is Southgate Underground Station also offering rail links into London (Piccadilly). There are a number of local shops and amenities close to the property including Sainsbury's supermarket on Green Lanes, with a number of restaurants and cafes on The Green including Pot & Bun and Hopper & Bean. A short walk further on brings you to Grovelands Park offering a wide array of social and leisure activities throughout the year. Viewing is recommended - to arrange yours, please get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

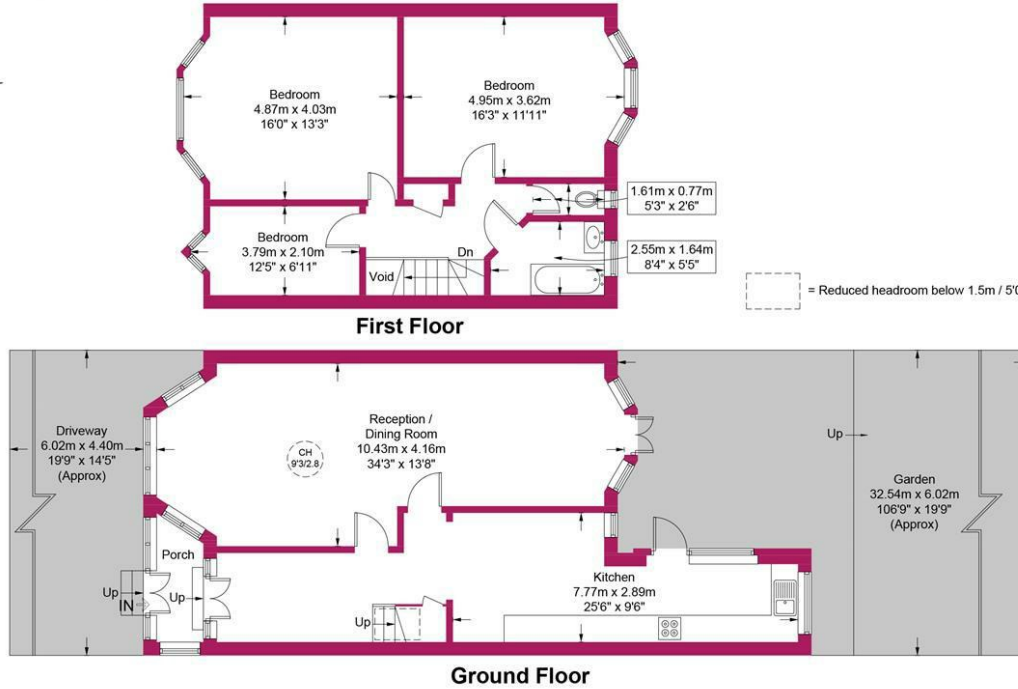
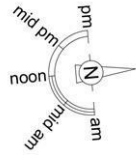
EPC Rating: Current 60(D); Potential 77(C)

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

# Woodberry Avenue, N21

Approximate Gross Internal Area = 1386 sq ft / 128.8 sq m

Restricted Height = 9 sq ft / 0.8 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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>		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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