



# Woodberry Avenue, Winchmore Hill

Offers Over £750,000

**Havilands**

the advantage of experience



- Three Bedroom House
- Chain Free
- Potential to Extend (STPP).
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Downstairs Shower Room
- Grovelands Park Nearby
- Local Shops inc. Sainsburys Within Walking Distance



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM HOUSE located on Woodberry Avenue, N21. In need of some modernisation in places, the property offers bundles of potential and will make an excellent family home. The house offers 1443sqft of living space across two floors and is comprised of: three bedrooms, family bathroom, separate WC, two reception rooms, dining room, kitchen and downstairs shower room. The property also boasts off-street parking and a good size rear garden extending to approx 75ft in length.

Within walking distance of the house is Winchmore Hill Mainline Station offering direct rail links to central London (Moorgate approx 30 mins). The property falls within the catchment area of Highfield Primary School (OFSTED: Outstanding) & Winchmore School (OFSTED: Good) as well as being within easy reach of Keble & Grange Park Preparatory Schools and Palmers Green High School. Also nearby are a number of local shops and amenities along Green Lanes including Sainsburys supermarket in addition to cafes and restaurants on The Green. There is plenty of green space nearby too with Firs Farm Wetlands within walking distance as well as Grovelands Park offering a range of both social and leisure activities across the year. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

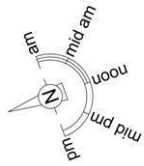
EPC Rating: Current 62(D); Potential 78(C)

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

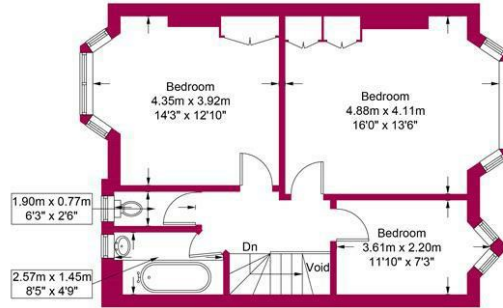
# Woodberry Avenue, N21

Approximate Gross Internal Area = 1443 sq ft / 134.1 sq m

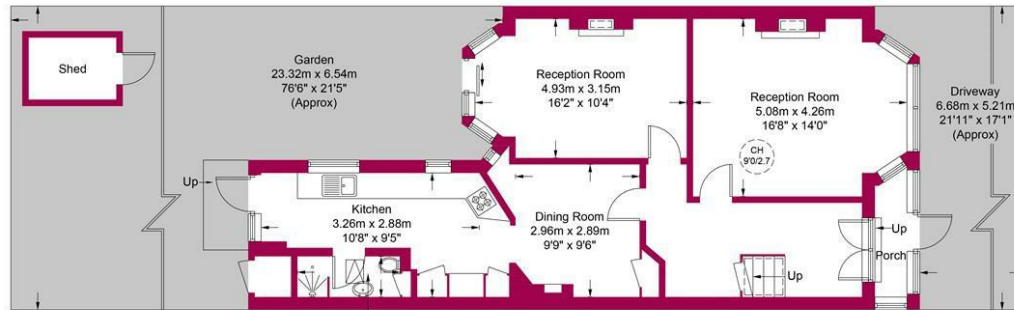
Restricted Height = 13 sq ft / 1.2 sq m



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

