



# Woodland Way, Winchmore Hill

Offers In Excess Of £1,300,000

**Havilands**

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- Chain Free, Attractive and Substantial, Four Bedroom Detached Property
- 120ft Extra Wide Mature Garden
- Off-Street Parking for several cars and Detached double-length Garage
- Period Features Throughout - High Ceilings, Stained Glass Windows and Fireplaces
- Built-In Storage to all Bedrooms
- In Catchment for a good range of nursery, primary and secondary schools.
- 15 min walk to Winchmore Hill and Palmers Green National Rail (Moorgate approx. 25 mins) and a little over a mile to Southgate Underground (Piccadilly line)



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





Havilands are delighted to present for sale this CHAIN FREE, SUBSTANTIAL AND ATTRACTIVE FOUR BEDROOM, DETACHED PROPERTY on the sought after Woodland Way, N21. Comprising almost 3000sq ft of living space and a 120ft extra-wide garden and boasting off street parking for several cars, a detached garage and loads of period charm, this property makes for a fantastic family home.

On the ground floor to the front of the property are two reception rooms with bay windows, which are complemented by a spacious modern kitchen, separate dining room, garden-facing conservatory and downstairs w/c. Period features throughout include high ceilings, corning, ceiling roses, stained glass windows and fireplaces.

Up on the first floor there are four double bedrooms, all with built-in storage, a large family bathroom plus second w/c. The vast loft space would allow for an attractive third floor bedroom and en-suite. Outside the mature, wide and well kept garden extends to an impressive 120ft.

Ideally located within the catchment of assorted nursery, primary and secondary schools and with nearby shops and other amenities. The property is also conveniently located for transport links with both Winchmore Hill and Palmers Green National Rail (Moorgate approx. 30mins) a 15 minute walk away in either direction and Southgate Underground (Piccadilly line) is a little over 1 mile away. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3,442.47 2024/25)

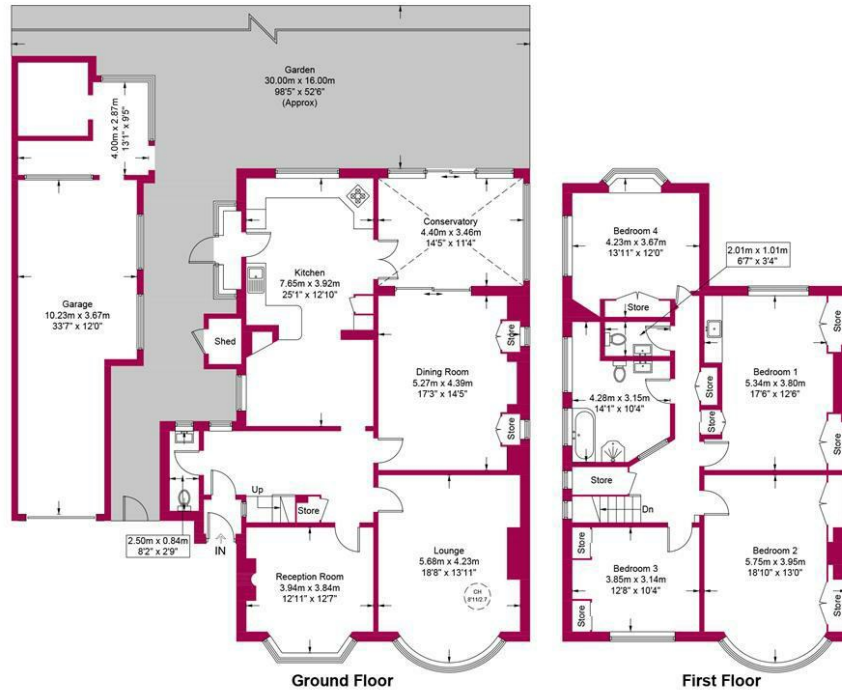
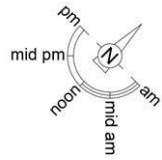
EPC Rating: Current 24(F); Potential 58(D)

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**Woodland Way, N21**      **Approximate Gross Internal Area = 2974 sq ft / 276.3 sq m**

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**Garage** = 494 sq ft / 45.9 sq m



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>24</p>	<p>58</p>

**England & Wales**

EU Directive  
2002/91/EC



## Havilands

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.



**Certified  
Property  
Measurer**

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come by and meet the team

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