

- Four-bedroom semi-detached family home
- Scope to modernise or extend (STPP)
- Driveway with off-street parking of up to 3 cars
- Chain Free
- Highly sought-after road in North Finchley
- Stunning 90ft south-west facing garden
- £ 2 5 0 L E G A L F E E CONTRIBUTION
- Two bright reception rooms with original fireplaces
- Close to schools, transport links & High Road amenities
- Original tiled hallway & wooden flooring in both reception rooms

Offers in excess of £960,000

Woodberry Way

London, N12



£250 LEGAL FEE CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH JAKE CHARLES PROPERTY WILL BE GIVEN TO THE BUYER

Jake Charles Property are excited to present this four bedroom family home. Situated on one of North Finchley's most desirable residential roads, this spacious four-bedroom semi-detached house on Woodberry Way combines period charm with generous accommodation and a beautifully kept 90ft south-west facing garden.

Behind its attractive frontage, the property offers two bright and well-proportioned reception rooms, perfect for family life and entertaining alike. Original features, including two character fireplaces, are thoughtfully preserved, adding warmth and timeless appeal throughout.

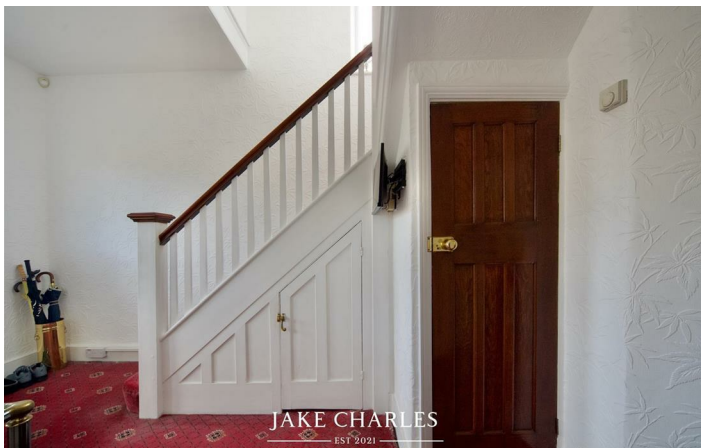
The first floor hosts four comfortable bedrooms, providing ample space for a growing family, guests, or home working. The layout also presents excellent potential for modernisation or extension (STPP), giving buyers the opportunity to create a home tailored to their lifestyle.

The garden is a true centrepiece, south-west facing, extending to approximately 90 feet, and ideal for enjoying all-day sunshine, al fresco dining, or further landscaping.

Perfectly positioned close to local schools, green spaces, excellent transport connections, and the wide range of amenities on North Finchley High Road, this property offers a rare chance to secure a substantial family home in a highly sought-after location.

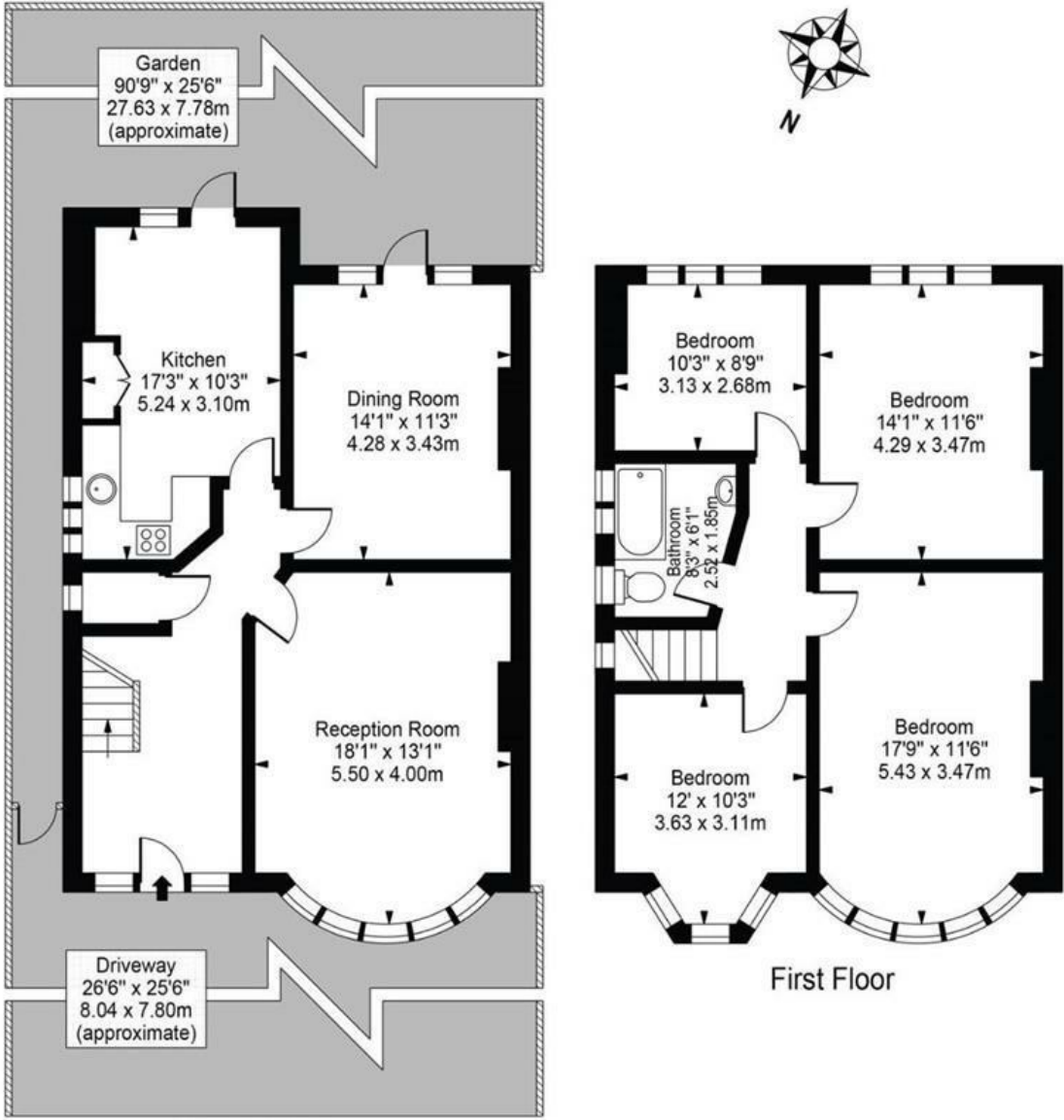


Location



Floor Plan

Woodberry Way, N12
Approx. Gross Internal Area 1398 Sq Ft - 129.91 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		