



Woodland Way, N21

£1,500,000

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- Approx. 2,495 sq ft of beautifully extended and modernised family accommodation
- Stunning open-plan kitchen, dining and entertaining space with French doors
- Six bedrooms including a superb loft suite with en-suite and fitted storage
- Blend of contemporary living with retained character features including stained glass and bay windows
- Off-street parking plus integral garage
- Landscaped rear garden extending over 115ft with raised entertaining terrace
- Detached garden room ideal for home office, gym or studio use
- Catchment for St. Paul's CofE Primary, Highfield Primary & Winchmore School
- Walking distance to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Close to The Green & Green Lanes shops including Sainsbury's & Waitrose, and moments from Grovelands Park



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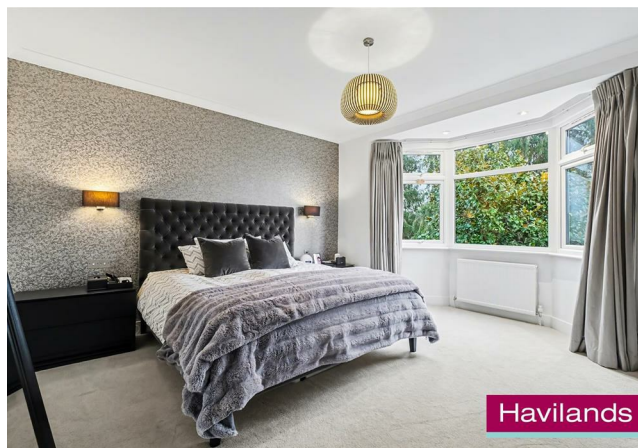


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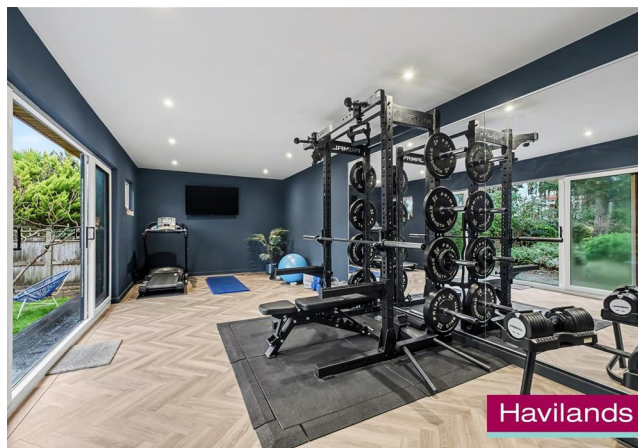
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



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Havilands are delighted to offer for sale this exceptional and beautifully extended semi-detached family residence, occupying a prime position on the highly regarded Woodland Way, N21 and offering approximately 2,495 sq ft of beautifully designed living space.

This outstanding home perfectly blends contemporary living with retained character, having been modernised throughout while still showcasing original features including stained glass detailing and elegant bay windows. The property further benefits from an attractive frontage, off-street parking and an integral garage. The ground floor is centred around a stunning open-plan kitchen, dining and entertaining space — the true heart of the home — featuring a bespoke fitted kitchen with breakfast bar, integrated appliances and French doors opening onto the rear garden. A separate through-lounge provides a stylish family room, ideal for both relaxing and entertaining. The upper floors offer generous bedroom accommodation, including a superb loft suite with en-suite, fitted storage and excellent ceiling height, along with further well-proportioned bedrooms and contemporary family bathrooms. Externally, the property enjoys a beautifully landscaped rear garden extending over 115ft with a raised entertaining terrace, mature planting and excellent privacy. To the rear sits a detached garden room, ideal for home working, leisure or gym use.

The property falls within catchment for St. Paul's CofE Primary School, Highfield Primary School and Winchmore School. Winchmore Hill Mainline Station is within walking distance, offering direct rail links into London (Moorgate approx. 30 minutes). Local shops and amenities on The Green and Green Lanes are close by, including Sainsbury's and Waitrose, while the ever-popular Grovelands Park is just a short walk away.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 71C; Potential 81B

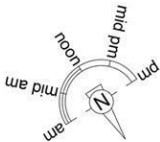
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Woodland Way, N21

Approximate Gross Internal Area = 2495 sq ft / 231.8 sq m

Restricted Height = 331 sq ft / 30.8 sq m   Gym = 323 sq ft / 30 sq m   Garage = 109 sq ft / 10.2 sq m



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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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