

Woodberry Avenue, N21

£1,100,000

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- Attractive Four Bedroom, Two Bathroom Period Property
- Off Street Parking
- Period Features Throughout Including Original Stained Glass Front Door, High Ceilings, Cornicing and Fireplaces
- Open Plan Kitchen/Diner with Utility and w/c
- En-Suite, Built In Storage and Juiliet Balcony to Master Bedroom
- Within Easy Reach of Winchmore Hill National Rail (Moorgate approx. 25 mins) and Local Bus Routes Along Green Lanes
- Convenient for an Abundance of Independent Shops, Cafes and Amenities along Green Lanes and Picturesque Winchmore Hill Green
- Close to Green Spaces including Firs Farm Wetlands and Grovelands Park
- In Catchment of St Paul's CofE Primary, Highfield Primary and Winchmore Secondary

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this attractive, four bedroom, two bathroom, period property on Woodberry Avenue, N21. Offering 1,846 sq ft of living space across three floors the property benefits from off street parking, 71ft garden and period features throughout including original stained glass front door, high ceilings, cornicing and fireplaces. The property itself is comprised of elegant entrance hall, reception room, large open plan kitchen/diner, utility and w/c on the ground floor. Up on the first floor there are three bedrooms and four piece family bathroom. Further up on the second floor the master suite enjoys, en-suite, built in storage and juiliet balcony. Outside the garden extends to 71ft and features patio area to rear with shed.

Located within easy reach of transport links including Winchmore Hill National Rail (Moorgate approx. 25 mins) and local bus routes along Green Lanes. The property is also convenient for an abundance of independent shops, cafes and amenities along Green Lanes and picturesque Winchmore Hill Green. As well as green spaces including Firs Farm Wetlands and Grovelands Park.

For families the property is in catchment of St Paul's CofE Primary, Highfield Primary and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/27 £3,275.52)

EPC: Currently 75C Potential 82B

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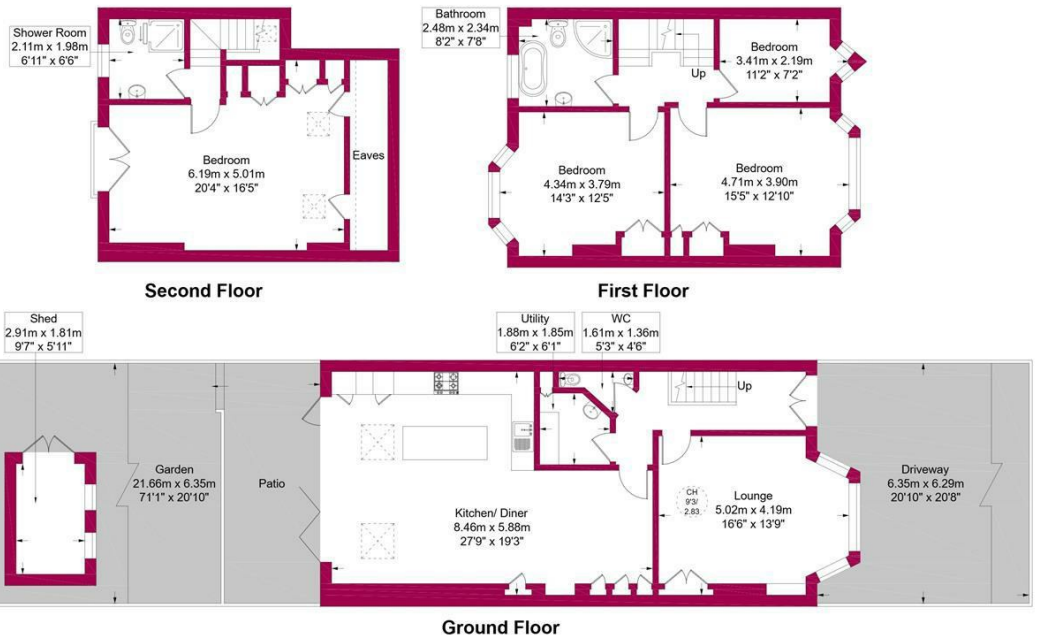
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Woodberry Avenue N21

Approximate Gross Internal Area = 171.56 m² / 1846.65 ft²

Including Eaves = 5.01 m² / 53.93 ft²

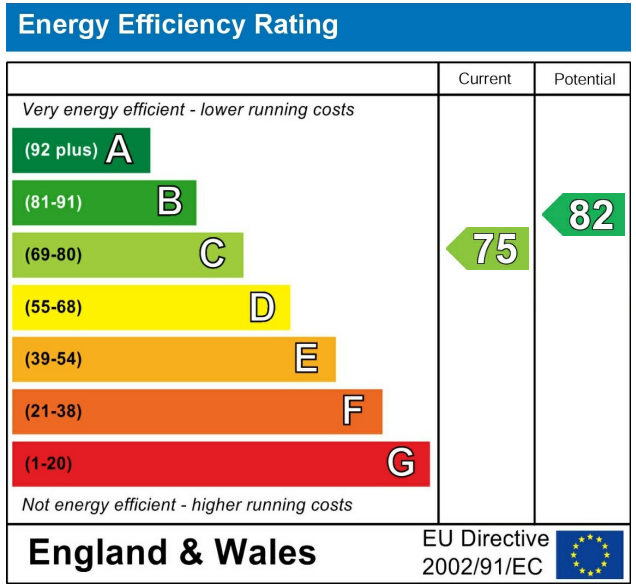
Excluding Shed:
5.26 m² / 56.62 ft²



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This floor plan is for layout guidance only and is not drawn to scale. We have taken reasonable care in preparing and checking this plan, but all dimensions and floor areas shown are approximate. Please independently verify any measurements you intend to rely on before buying or renting the property, ordering furniture or fittings or starting building work. Produced by Prime Perspectives.

RICS



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

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