

WOODLAND WAY, N21 3QB



£799,999 Freehold

- SEMI-DETACHED
- KITCHEN
- BATHROOM
- 110' REAR GARDEN WITH WESTERLY ASPECT
- TWO RECEPTIONS
- FOUR BEDROOMS
- SEPERATE WC
- OFF STREET PARKING

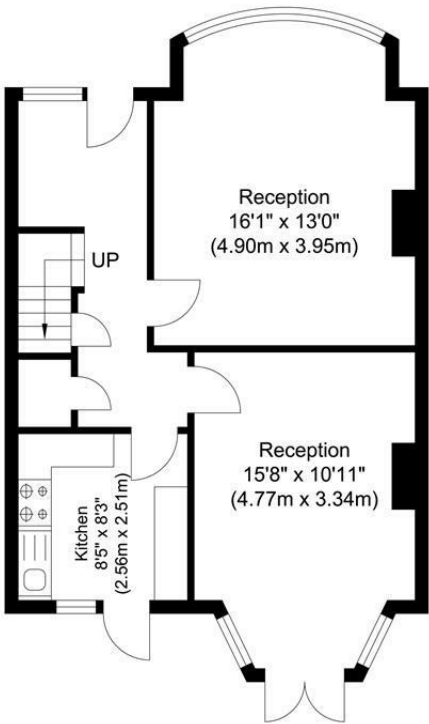
Property Details

Placed in the desirable Woodland Way, N21 this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With four well proportioned bedrooms and two inviting reception rooms, this property offers ample space for families or those who enjoy entertaining. The kitchen, while functional, awaits your personal touch to transform it into a modern culinary haven.

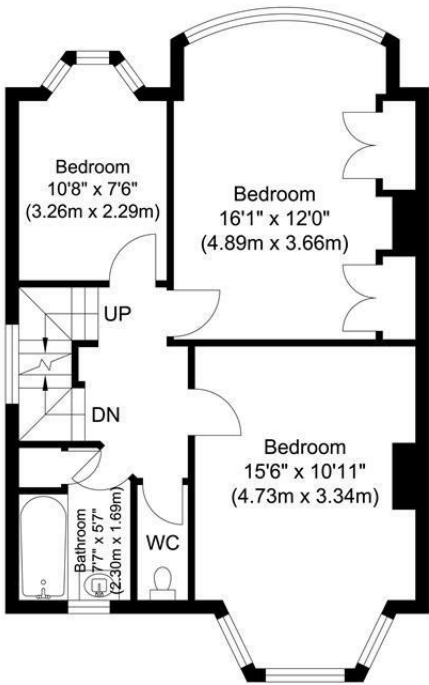
The property features a well-appointed bathroom along with a separate WC, ensuring convenience for all residents. One of the standout features of this home is the delightful garden at the rear, which boasts a west-facing aspect and extends an impressive 110 feet in length. This outdoor space is perfect for summer gatherings, gardening enthusiasts, or simply enjoying the afternoon sun.

Situated close to Grovelands Park and Winchmore Hill Station, this location provides easy access to local amenities and transport links, making it ideal for commuters and families alike. The potential for extension to the rear, subject to planning consent, offers exciting possibilities for those looking to expand their living space.

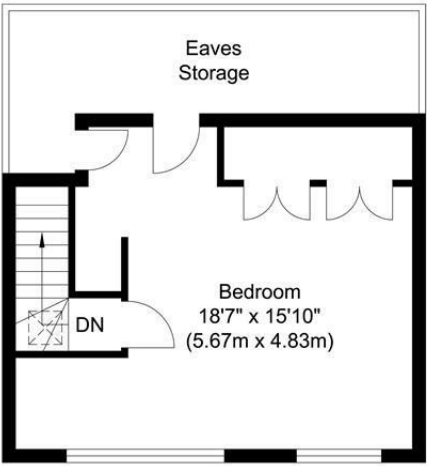
Additionally, off-street parking at the front of the property adds to the convenience of this home. While the house requires some modernisation, it is brimming with potential and awaits a new owner to breathe fresh life into it. This property is a rare find in a sought-after area, making it a must-see for anyone looking to invest in a home with character and promise.



Ground Floor
Approximate Floor Area
544.00 sq. ft.
(50.54 sq. m)



First Floor
Approximate Floor Area
549.92 sq. ft.
(51.09 sq. m)



Second Floor
Approximate Floor Area
303.21 sq. ft.
(28.17 sq. m)

Total Floor Area
Approximate Floor Area
1397.15 sq. ft.
(129.80 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

