



Woodland Way, Winchmore Hill, London, N21
Chain Free £825,000 Freehold

Anthony Webb
ESTATE AGENTS

Woodland Way, Winchmore Hill, London, N21

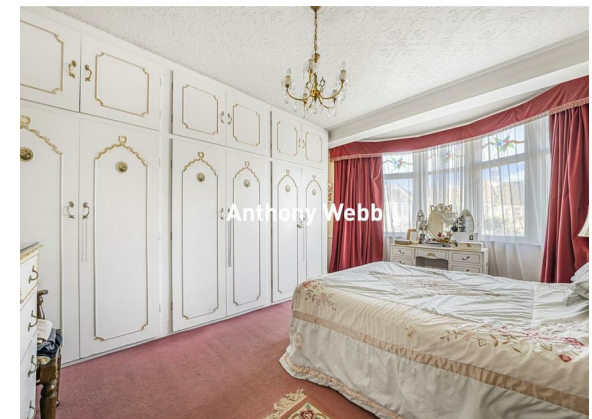
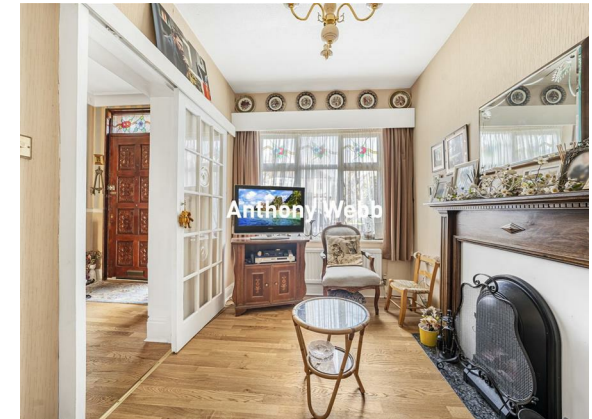
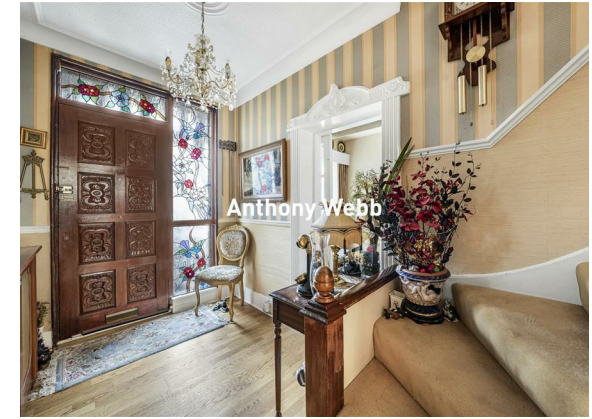
A chain free extended three bedroom 1930's built semi detached house offering in excess of 1400sq ft of bright and airy living space. The property requires updating and offers great potential to create a wonderful family home in a desirable location.

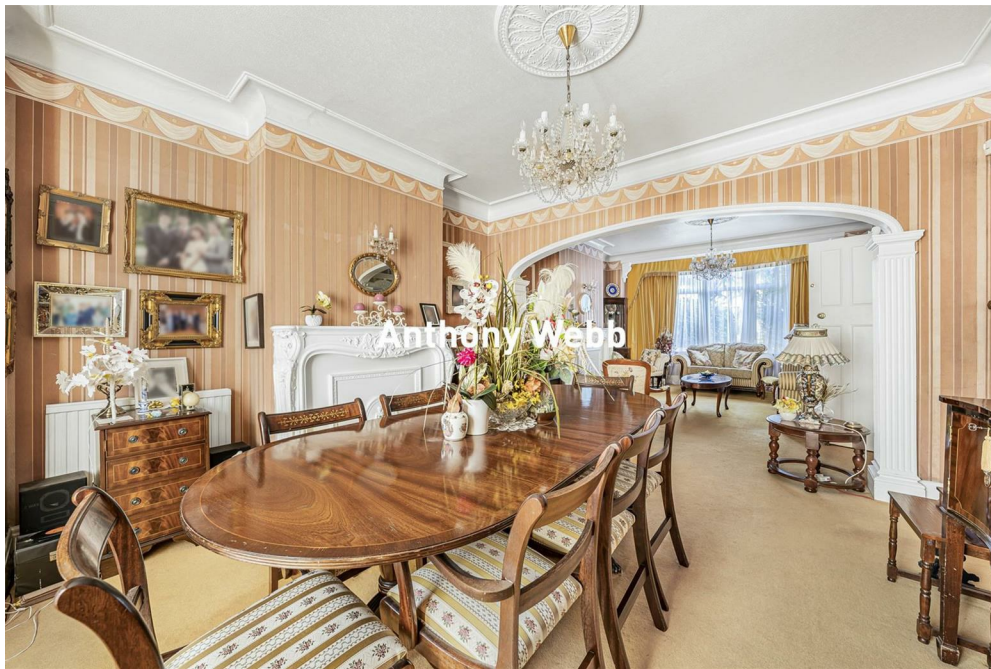
Woodland Way is a very popular residential turning located between Bourne Hill and Downes Court. Conveniently located for both Winchmore Hill and Palmers Greens shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are a short ride away via the W6 bus route. There are several green spaces nearby including Woodcroft wild space and both Grovelands and Broomfield Parks.

Hallway • Spacious through lounge • Extended kitchen/diner • Study • Guest ground floor cloakroom • First floor landing with access to loft space with potential to convert • Two double bedrooms with bay windows • Single bedroom • Good size family bathroom • Gas central heating • Partial double glazing • Off street parking • Fabulous rear garden measuring 100ft x 34ft.

Enfield Council tax band F

- Three bedrooms
- Extended 1930s built semi-detached house
- Through lounge
- Study+ground w.c
- Kitchen/diner
- Bathroom
- Off street parking
- 100ft rear garden

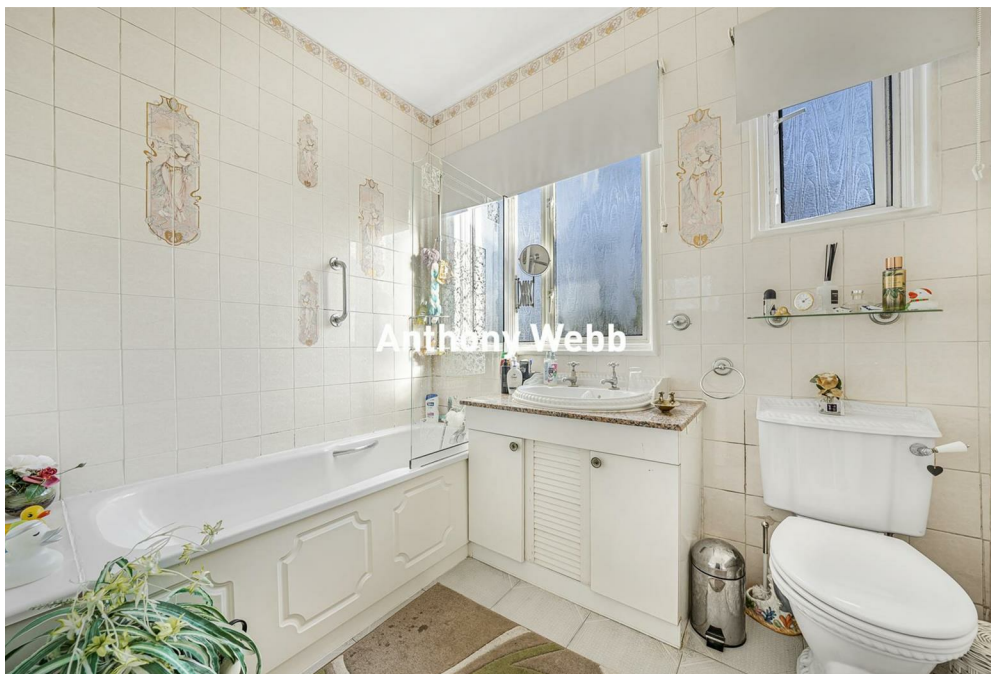




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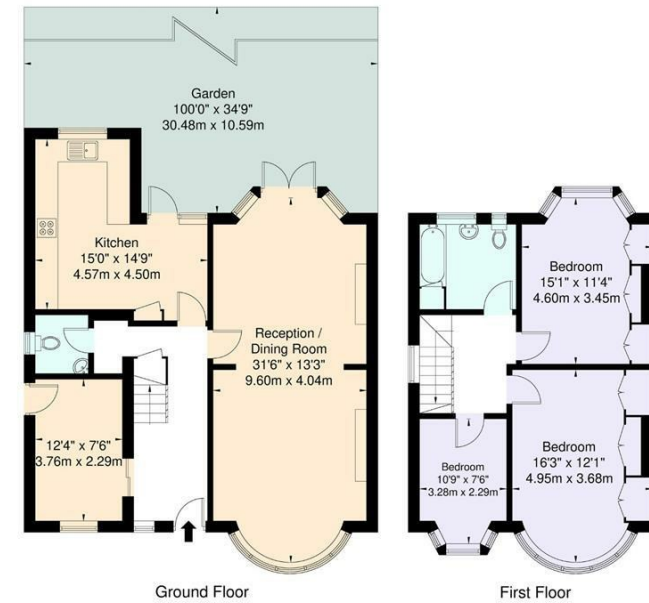
Woodland Way Winchmore Hill London N21 3QA

Tenure: Freehold
Gross Internal Area: 1407.00 sq ft



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

Woodland Way N21 3QA
Approximate Gross Internal Area = 130.8 sq m / 1407 sq ft



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, 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.

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