



## WOODBERRY AVENUE, N21 3LB



**£1,100,000 Freehold**

- PERIOD FAMILY HOME
- TWO STYLISH BATHROOMS
- OLIVE & BARR HAND PAINTED TULIP WOOD KITCHEN
- DOWNSTAIRS WC
- OFF STREET PARKING
- FOUR BEDROOMS
- FRONT RECEPTION ROOM WITH PERIOD FIREPLACE
- DINING ROOM
- 67'3" PRIVATE REAR GARDEN



Property Details

Placed in the desirable location of Woodberry Avenue, this charming mid-terrace period house offers a delightful blend of character and modern living. Spanning an impressive 1650 square feet, the property is arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering through the elegant double front doors, you are greeted by a welcoming hallway adorned with a tessellated tiled floor. The front reception room boasts a beautiful bay window and a period fireplace, creating a warm and inviting atmosphere. The ground floor also features a convenient downstairs WC and a thoughtfully designed Olive & Barr kitchen, hand painted shaker style units made from tulip wood with pantry cupboard which meet the needs of any culinary enthusiast. This kitchen sits adjacent to a family area, which in turn leads to a dining room with bifold doors that open onto the garden, perfect for entertaining or enjoying al fresco dining.

The first floor accommodates three well-proportioned bedrooms, complemented by a family bathroom that includes both a bath and a shower, catering to all preferences. Ascending to the top floor, you will find a further bedroom along with an additional shower room, providing privacy and comfort.

Externally, the property offers off-street parking at the front, while the rear garden extends to an impressive 67 feet 3 inches in length. This outdoor space features a paved patio area, a lush lawn, and a charming garden room/summer house, ideal for relaxation or hobbies.

Located at the top of Woodberry Avenue near Hoppers Road, close to The Green N21 and Winchmore Hill station, this home is perfectly positioned for convenient access to local amenities and transport links. This property is a true gem, combining period features with modern conveniences, making it an ideal choice for those looking to settle in a vibrant London neighbourhood.



Approximate Gross Internal Area 1650 sq ft - 153 sq m

Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 661 sq ft – 61 sq m

Second Floor Area 213 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	

