

WOODLAND WAY, N21 3QB



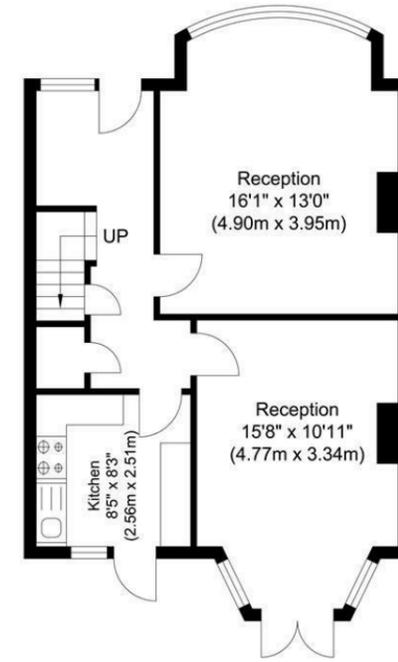
£825,000 Freehold

- SEMI-DETACHED
- KITCHEN
- BATHROOM
- OFF STREET PARKING
- TWO RECEPTIONS
- FOUR BEDROOMS
- LARGE GARDEN

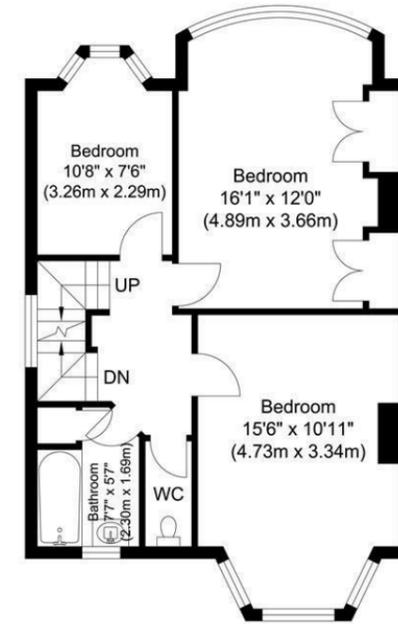
Property Details

We have pleasure in offering for sale this semi-detached property situated in this popular residential turning. The property is in need of modernisation but has plenty of scope to improve and enlarge. The accommodation consists of two reception rooms, kitchen, four bedrooms and family bathroom. There is a large rear garden with patio area with remainder laid to lawn with mature flower borders. The front garden has off street parking for one vehicle.

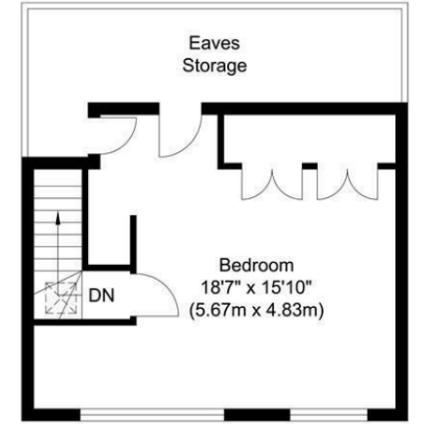
Winchmore Hill Green with its local shops, cafes, restaurants and railway station are all within easy reach.



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		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	