



Woodberry Avenue, London

Offers Over £1,000,000

Havilands

the advantage of experience



- 4 bed, 3 bath, 3 rec mid-terrace
- Period home
- Kitchen/diner
- Conservatory
- Downstairs shower room
- 3 Large double bedrooms
- 1 bedroom with en-suite
- OSP for 2 cars
- Walking distance to The Green
- EPC: 65/D; potential 80/C



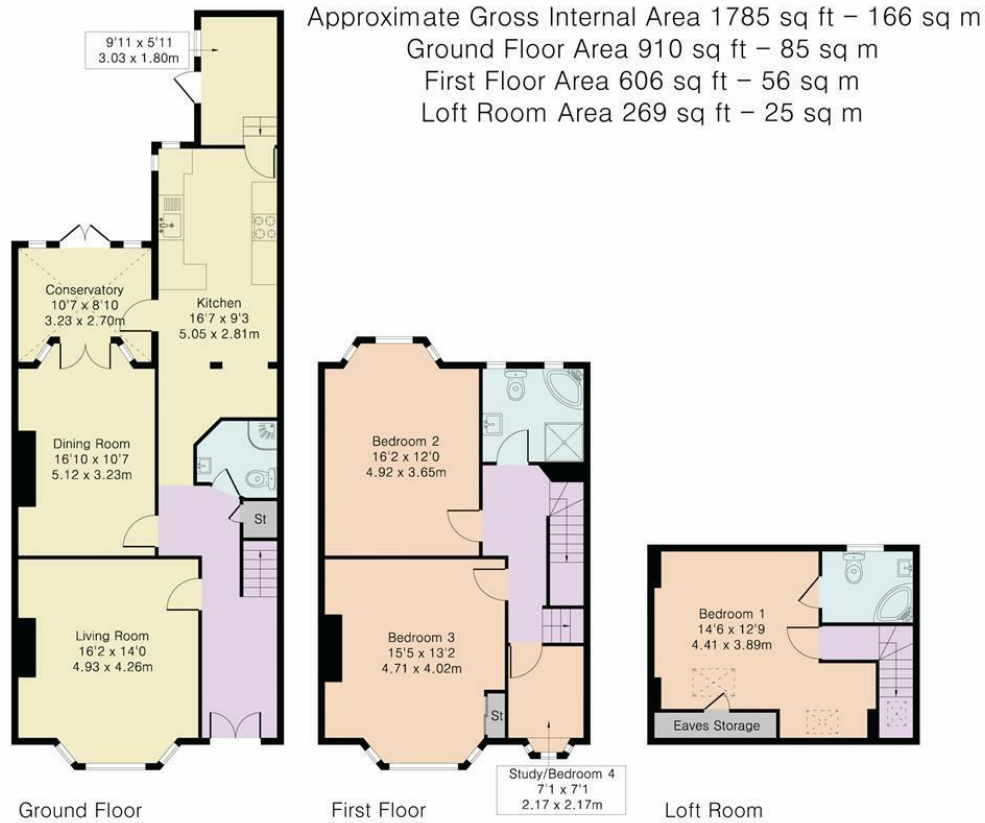
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Havilands are pleased to present this 4 bed, 3 bath, 3 rec mid-terrace period home, on a popular residential road close to all amenities. You enter into a spacious hallway where the period features include stained glass double front door, tessellated black and white tiled floor, dado rail, ceiling rose and high ceiling. There is a spacious bay fronted lounge with feature fireplace. Behind that is a dining room, also with period fireplace and doors opening into a conservatory which leads to the raised patio. Next to that is a spacious kitchen with dining area, which has a ceiling lantern, making it a bright space. Beyond that is another room/utility space. There is a downstairs shower room off the hall and built in storage. Upstairs offer 2 large double bedrooms, both with bay windows and a further bedroom currently used as a study. There is a family bathroom with corner bath and separate shower. On the top floor there is a spacious bedroom with en-suite with corner bath and ample eaves storage. Outside the patio leads down to the south facing garden with mature trees and bushes, built in storage area and summerhouse to the rear of the garden, standing on a second patio. To the front there is off street parking for 2 cars. Location wise, there is easy access to Winchmore Hill Green and its mainline station (30 mins Moorgate) and all the shops and eateries plus very close to St Monica's church (for St Monica's Catholic Primary School).

Tenure: Freehold
Council Tax Band: F
EPC Rating: 65/D; potentially 80/C

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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