

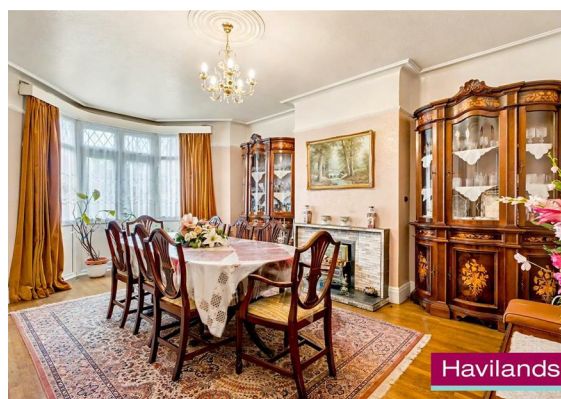


Woodland Way, London

£1,100,000

Havilands

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- Four-bedroom semi-detached house on highly sought-after Woodland Way, N21
- Approx. 2,000 sq ft of living space across well-planned rooms
- Two reception rooms plus separate kitchen and breakfast room
- Bay windows and generous natural light throughout
- Charming period features including beautiful stained-glass windows
- Rear garden extending over 110ft, backing onto Woodcroft Wildspace
- Integral garage and off-street parking
- Potential to extend (STPP) into loft, rear and above garage
- Walking distance to Winchmore Hill Station (Moorgate approx. 30 mins)
- Close to Highfield Primary (Outstanding), Winchmore School, and local amenities including Sainsbury's, Waitrose and The Green



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Havilands are delighted to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE on Woodland Way, N21. Situated on one of Winchmore Hill's most desirable roads, the house offers approximately 2,000 sq ft of living space and is comprised of: Four Bedrooms, Family Bathroom, Two Reception Rooms, Kitchen, Breakfast Room and a Downstairs WC. The property also benefits from an integral garage, off-street parking and a rear garden extending over 110ft in length. There is also scope to extend (STPP) into the loft, to the rear and above the garage.

Filled with natural light thanks to its bay windows, the house retains charming period touches including beautiful stained-glass windows, giving the home warmth and character. While the property would benefit from modernisation, it presents a fantastic opportunity for buyers looking to shape a home to their own taste in an exceptional N21 location. Perfectly placed for commuters, Winchmore Hill Mainline Station is within walking distance, offering direct links to Moorgate (approx 30 mins) with connections to Overground, Underground and Thameslink services. The property also falls within catchment for a number of sought-after schools including Highfield Primary School (OFSTED: Outstanding) and Winchmore School, with independent schools such as Keble and Palmers Green High also close by.

Green space is plentiful, with the house backing onto Woodcroft Wildspace and Grovelands Park just moments away, offering a boating lake, café and nature trails. Local shops and amenities are within easy reach, including Sainsbury's and Waitrose, with favourite cafés and restaurants nearby on The Green.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 58(D); Potential 80(C)

For more images of this property please visit havilands.co.uk

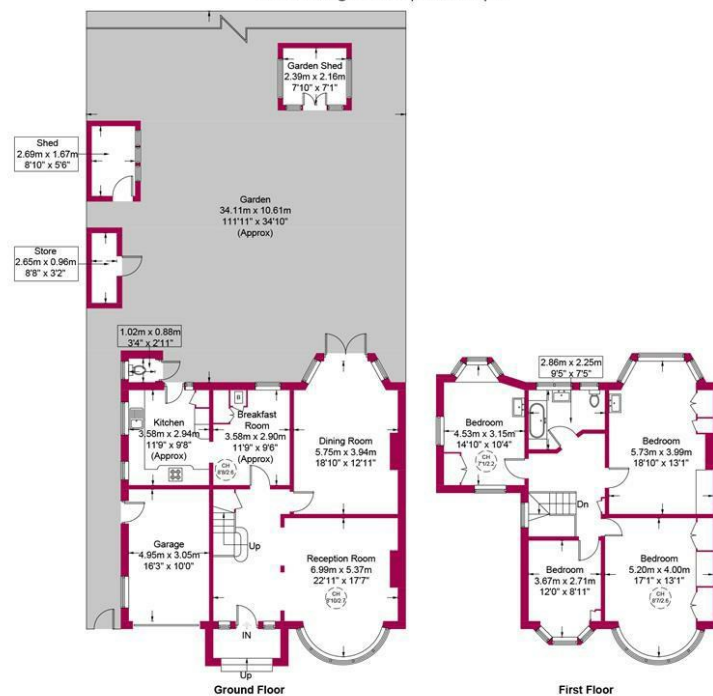
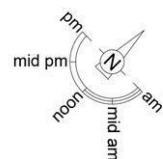
Woodland Way, N21

Approximate Gross Internal Area = 2021 sq ft / 187.8 sq m

Sheds = 102 sq ft / 9.5 sq m

Outbuildings = 38 sq ft / 3.5 sq m

Garage = 166 sq ft / 15.4 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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