



Woodland Way, Winchmore Hill, London, N21  
£795,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Woodland Way, Winchmore Hill, London, N21

A CHAIN FREE well presented three bedroom 1930s semi detached house with great potential to extend and improve to create a wonderful family home.

The property consists of a spacious hallway with original stained glass window and tessellated tiled floor (currently covered), two receptions, a kitchen, conservatory, ground floor w.c, landing with access to loft space with potential to convert, spacious family bathroom, off street parking and a larger than average rear garden measuring 120ft x 22ft.

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.

Enfield council tax band F

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Kitchen
- Conservatory
- Family bathroom+guest w.c
- Off street parking
- Rear garden





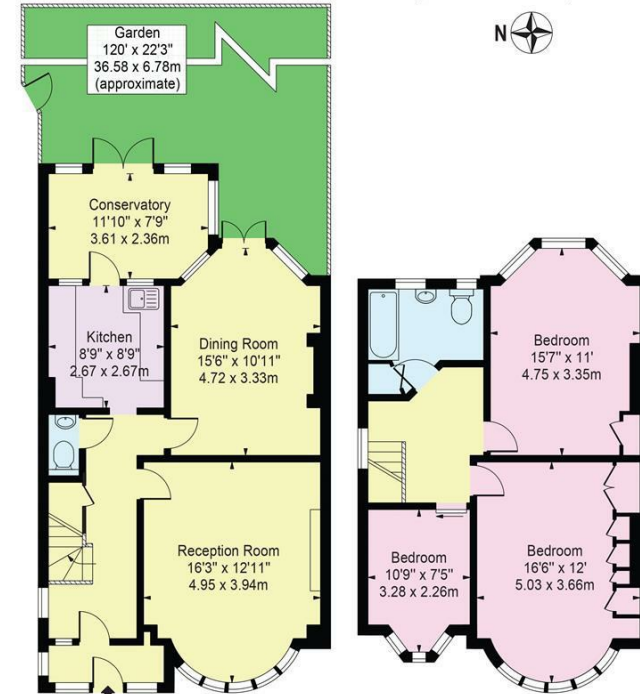
# Woodland Way Winchmore Hill London N21 3QA

Tenure: Freehold  
Gross Internal Area: 1236.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Woodland Way, N21 3QA  
Approx. Gross Internal Area 1236 Sq Ft - 114.83 Sq M



For Illustration Purposes Only - Not To Scale

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