

Flat 3 Woodville Court, Woodville Road  
New Barnet, Hertfordshire, EN5 5NT  
Offers in excess of £400,000 Leasehold -

**STATONS**

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Bedrooms 2 | Bathrooms 1 | Receptions 1





Flat 3 Woodville Court, 134  
Woodville Road  
New Barnet, Hertfordshire



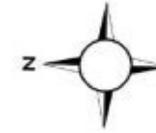
Occupying an elevated position on this sought after residential road, a beautifully presented top (first floor) maisonette that enjoys far reaching panoramic views. This property has been fully refurbished and remodelled by the current vendor and offers bright and spacious accommodation throughout. Comprising a welcoming entrance with stairs leading to own entrance door, hallway, fabulous reception room with picture window and feature wood burning stove, 2 large double bedrooms with fitted wardrobes, modern kitchen/breakfast room, family bathroom, storage cupboard and loft. Externally there is a lawned front garden, a private rear garden with summer house and a garage. The property also benefits from a share of the freehold.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

The accommodation comprises:

FIRST FLOOR, Entrance Hall, Living Room, Kitchen, Master Bedroom, Bedroom 2, Bathroom, EXTERNAL, Private Rear Garden, Summer House, Garage





## First Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (92-100)			A (12-100)		
B (81-91)			B (11-100)		
C (69-80)			C (10-100)		
D (55-68)			D (9-100)		
E (39-54)			E (8-100)		
F (21-38)			F (7-100)		
G (1-20)			G (6-100)		

Energy Efficiency: Current 73, Potential 76  
Environmental Impact: Current 76, Potential 79

England & Wales EU Directive 2002/91/EC

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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### NEW HOMES SHOWCASE

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