



# Woodland Way

London, N21

# Woodland Way

Discreetly positioned within a private gated close of just three bespoke residences, this exceptional four bedroom detached home offers contemporary living in the heart of Winchmore Hill.

Architecturally designed with meticulous attention to detail, with light, space and craftsmanship combining seamlessly, you step into a bright and welcoming entrance hallway with an abundance of bespoke storage, there is a feeling of quality and thoughtful design.

The centrepiece of the home is the spectacular open plan super room, beautifully designed with areas purposely set out for versatile family living and entertaining. This comprises of a bespoke Alno German fitted modern kitchen with a range of Siemens integrated appliances, a dining area, family room and living room. This room is further enhanced by sliding doors creating a sense of space while drawing the garden into the heart of the home and a vaulted ceiling with expansive glass windows, allowing an abundance of natural light to pour in. To complete the accommodation on the ground floor there is a utility room and guest cloakroom.

A striking staircase with glass balustrades takes you to the first floor galleried landing with a vaulted ceiling enhancing the home's architectural presence. The principal bedroom has an ensuite bathroom, walk in dressing room and a South facing all season's balcony. Bedroom two is generously proportioned and has a vaulted ceiling and ensuite shower room. Two further bedrooms and a family bathroom with bath and shower complete this floor.

The property is accessed via security gates with a block paved driveway providing off road parking for several vehicles. The rear garden is secluded, mainly laid to lawn with a good sized patio ideal for entertaining.

Perfectly positioned in the heart of Winchmore Hill, the property is within easy walking distance of the village green, an excellent array of independent shops, cafés and restaurants, and Winchmore Hill mainline station, providing regular services into Moorgate. Southgate Underground Station (Piccadilly Line) is approximately a mile away, while the tranquil beauty of Grovelands Park, with its lake, woodland and open spaces, is also close at hand. Families are particularly well catered for, with an outstanding selection of highly regarded private and state nurseries, primary and secondary schools nearby, making this an exceptional home for both present enjoyment and future living.





**STATONS**



**STATONS**



STATONS





**STATONS**





**STATONS**



**STATONS**





**STATONS**





**STATONS**



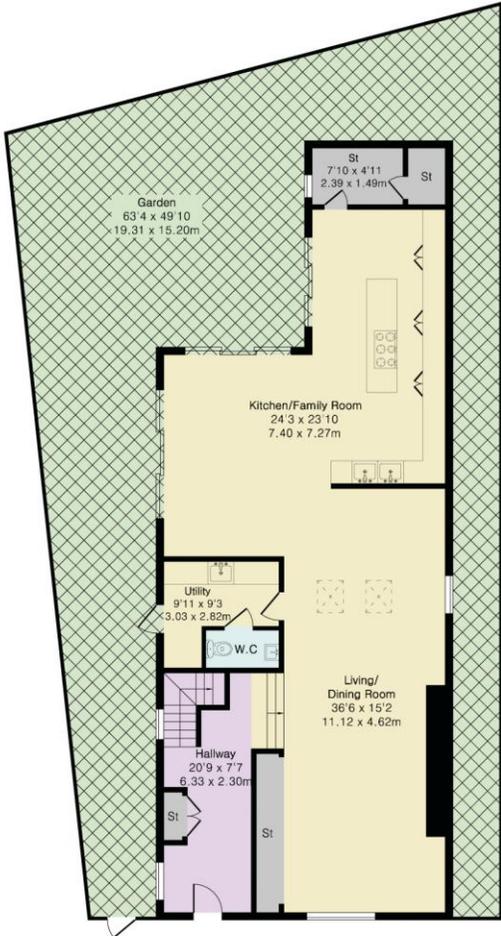
**STATONS**



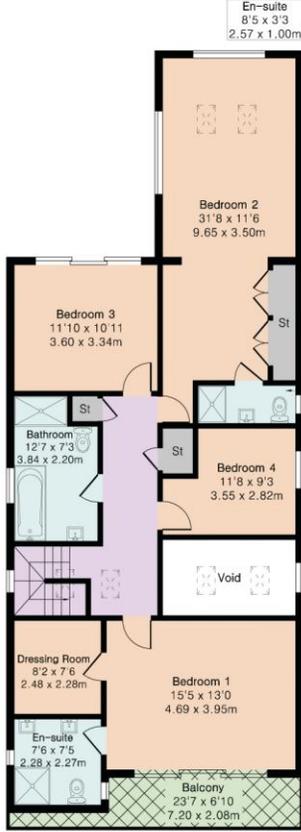
**STATONS**

Council Tax:  
Local Authority:  
Tenure:

**Approximate Gross Internal Area 2584 sq ft - 240 sq m**  
Ground Floor Area 1380 sq ft – 128 sq m  
First Floor Area 1204 sq ft – 112 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.





**STATONS**

**STATONS**  
**HADLEY WOOD**

10 Crescent West, Hadley Wood,  
EN4 0EJ

Tel: 020 8440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
www.statons.com