



Woodberry Avenue
London, N21



Woodberry Avenue

Situated in the heart of Winchmore Hill, this attractive three bedroom period home combines character, generous proportions and an excellent location, making it an ideal choice for families and professionals alike.

Retaining many of its period features, the property boasts high ceilings and spacious accommodation throughout. The ground floor offers two bright and versatile reception rooms comprising a welcoming lounge to the front and a separate dining room overlooking the rear garden, providing excellent space for both everyday living and entertaining. The fitted kitchen enjoys direct access to the garden and offers ample storage and worktop space.

The first floor comprises three well proportioned bedrooms, all flooded with natural light, together with family bathroom room.

The property benefits from a south facing rear garden, extending to approximately 98ft, providing a wonderful outdoor space for relaxing and entertaining. To the front, the property there is off-street parking.

Perfectly positioned within easy walking distance of Winchmore Hill Green, a selection of independent cafés, restaurants and local amenities, the property also benefits from excellent transport links. Winchmore Hill railway station offers regular services into Moorgate.

This charming period home presents a fantastic opportunity to acquire a spacious family residence in one of North London's most desirable neighbourhoods.





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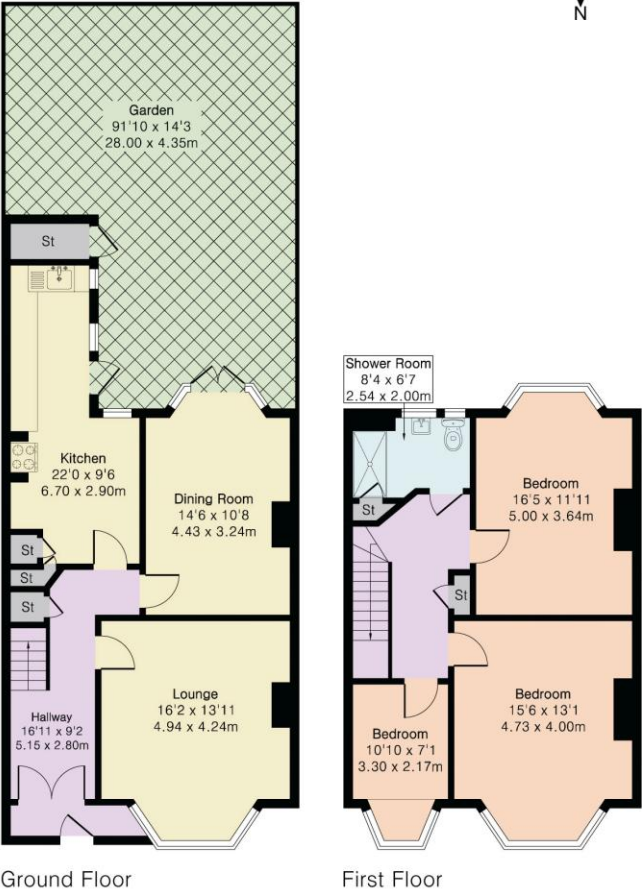




Council Tax: F
Local Authority: Enfield
Tenure: Leasehold



Approximate Gross Internal Area 1342 sq ft - 125 sq m
Ground Floor Area 720 sq ft – 67 sq m
First Floor Area 622 sq ft – 58 sq m



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.





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