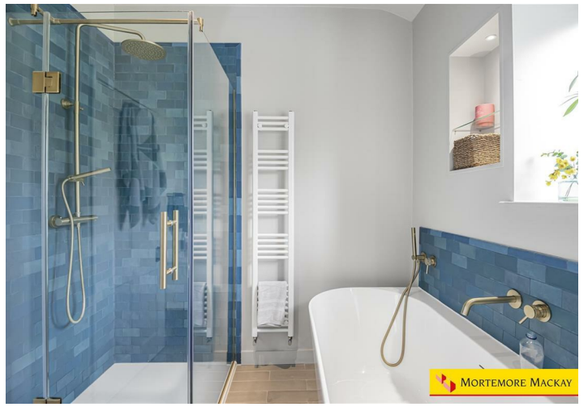
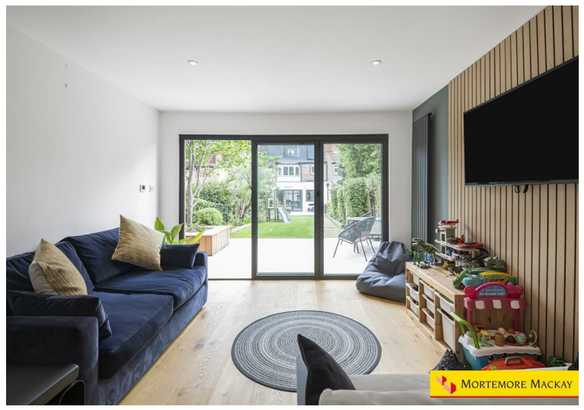
WOODBERRY AVENUE, N21 3LB

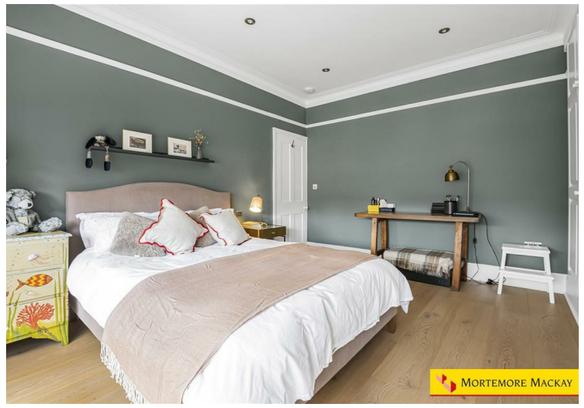














Offers in excess of £1,200,000 Freehold

- STYLISH EDWARDIAN FAMILY HOME
- FAMILY BATHROOM
- FRONT RECEPTION CONNECTS TO OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- 30 METRE GARDEN
- OFF STREET PARKING
- FOUR WELL PROPORTIONED BEDROOMS
- ENSUITE BATHROOM
- DOWNSTAIRS WC & UTILTY ROOM
- GARDEN ROOM
- CLOSE TO WINCHMORE HILL STATION

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

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Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

Property Details

Nestled on the charming Woodberry Avenue in the desirable area of Winchmore Hill, this beautifully presented Edwardian terraced house offers a perfect blend of modern living and classic elegance. With four spacious bedrooms, including three generous king-size rooms equipped with ample built-in storage, this property is an ideal family home.

Upon entering, you are greeted by a wide hallway that leads to a bright and airy reception, seamlessly flowing into a large open-plan kitchen and dining area. This inviting space is designed to maximise natural light and features large bifold doors that open directly onto the garden, creating a harmonious indoor-outdoor living experience.

The property has been meticulously renovated to a high standard while retaining many of its original features, adding character and charm. The ground floor boasts impressive proportions and high ceilings, enhancing the sense of space throughout.

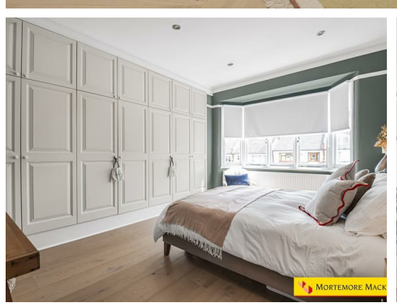
A standout feature of this home is the large garden room, currently utilised as a gym and playroom, which has been constructed to the same high standards as the main house. This versatile space includes 5 metres of floor-to-ceiling storage, underfloor heating, and an eco-friendly green sedum roof, making it both functional and environmentally conscious. Additionally, there is an storage area for garden equipment.

The expansive garden, measuring 30 metres, is north-facing yet enjoys sun exposure throughout the day, making it a delightful outdoor retreat. Secure side access adds convenience for families.

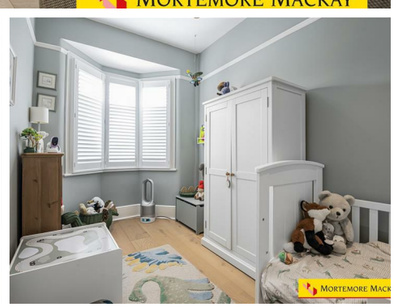
Further benefits of this property include off-street parking for two cars, double-glazed wooden windows that complement the home's aesthetic, a Mega flow heating and water heating system and a downstairs wc/utility space for laundry needs.

This key-turn family home is not to be missed, offering a perfect setting for modern family life in Winchmore Hill.









Approximate Gross Internal Area 1852 sq ft - 173 sq m
(Excluding Outbuilding)
Ground Floor Area 857 sq ft – 80 sq m
First Floor Area 602 sq ft – 56 sq m
Second Floor Area 393 sq ft – 37 sq m
Outbuilding Area 313 sq ft – 29 sq m



PINK PLAN

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.

MORTEMORE MACKAY

