



WOODBERRY AVENUE, N21
£995,000 FREEHOLD

AN EXTENDED PERIOD HOUSE IN A DESIRABLE LOCATION
IN EASY REACH OF WINCHMORE HILL GREEN AND
OVERGROUND (to Moorgate).

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

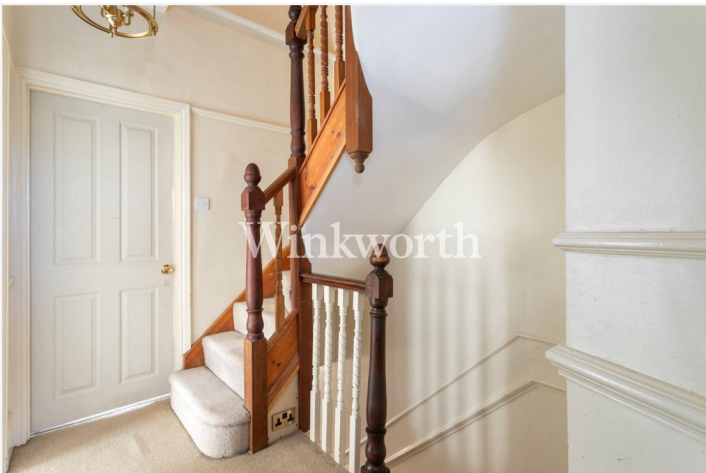
A spacious period house situated on a desirable road in Winchmore Hill, within easy reach of The Green - renowned for its boutique shops and cafés, the overground to Moorgate, and the popular Grovelands Park.

The property offers 1,772 sq. ft. of living accommodation arranged over three floors. The ground floor features a generous reception room with a wide bay window, high corniced ceiling, cast-iron character fireplace, and bespoke storage and shelving built into the alcoves. At one end, a cleverly concealed office is accessed via double doors. To the rear, a stunning kitchen extension boasts a range of modern gloss white wall and base units, a centre island with a granite worktop, and dual-aspect windows alongside a skylight, drawing in abundant natural light. An opening on one side of the kitchen leads into a dining room with space for an informal seating area. A useful WC is located at the end of the entrance hall.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The loft has been skilfully converted into a superb additional bedroom with an en-suite shower room. Three of the bedrooms benefit from fitted wardrobes.

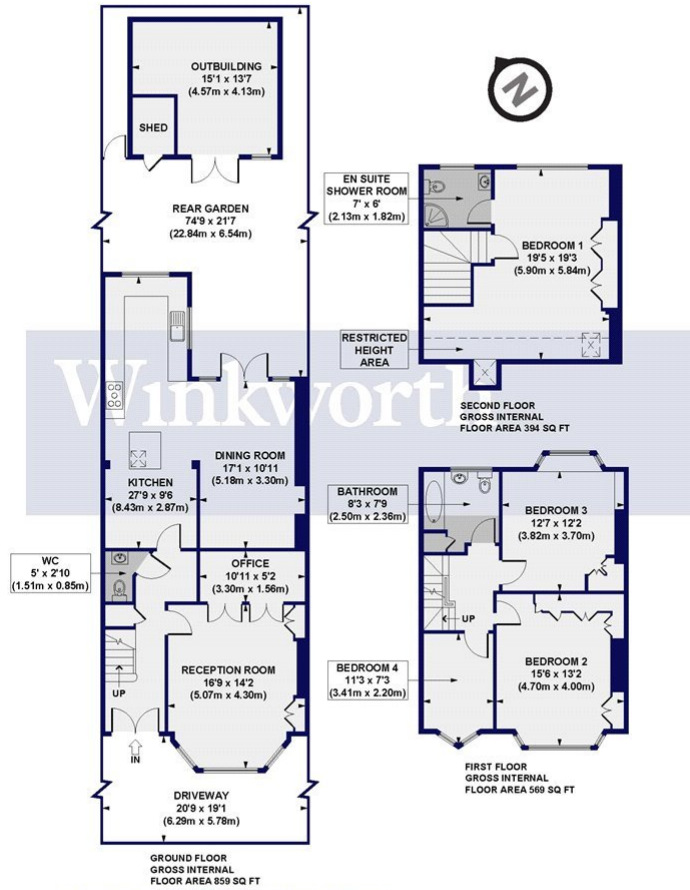
Outside, the property enjoys a 74'9"-long rear garden with an outbuilding at one end, while the front features a block-paved driveway.

We highly recommend a viewing to fully appreciate the space and charm this exceptional property has to offer.



Woodberry Avenue, N21

Approx. Gross Internal Floor Area 2025 sq. ft / 188.10 sq. m (Including Restricted Height Area & Outbuilding)
 Approx. Gross Internal Floor Area 1772 sq. ft / 164.62 sq. m (Excluding Restricted Height Area & Outbuilding)



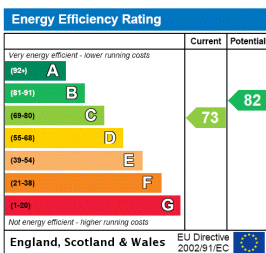
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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