



**FOUR BEDROOM EDWARDIAN  
HOUSE**

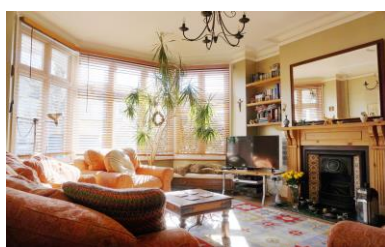
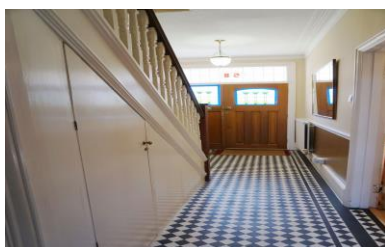
**TWO SEPARATE RECEPTIONS**

**GOOD SIZED REAR GARDEN**

**EXCELLENT LOCATION WITHIN AN  
EASY WALK TO WINCHMORE HILL  
GREEN**

**KITCHEN/BREAKFAST ROOM**

**OFF-STREET PARKING**



**Woodberry Avenue, Winchmore  
Hill, London N21**

**£885,000**

### ENTRANCE HALLWAY

Period style entrance door with stained glass feature. Dado rail. Central heating radiator. Understairs cupboard. Tessellated tiled flooring.

### FIRST RECEPTION ROOM 16' 3" x 14' 0" (4.95m x 4.26m)

Double glazed bay window to front aspect. Period style fireplace. Ceiling rose. Corniced ceiling. Fitted shelving. Central heating radiator. Laminate flooring. Stripped panelled door to hallway.

### SECOND RECEPTION ROOM 16' 9" x 10' 6" (5.10m x 3.20m)

Double glazed window and double glazed door to garden. Central heating radiator. Laminate flooring. Stripped panelled door to hallway.

### KITCHEN/BREAKFAST ROOM 19' 3" x 9' 6" (5.86m x 2.89m)

Width narrows to 9'3". Fitted wall and base cabinets. Inset sink with mixer tap. Plumbing for washing machine and dishwasher and space for range cooker - filter hood above. Velux skylight. Vinyl flooring. Stripped panelled door to hallway. Double glazed window and door to garden.

### FIRST FLOOR LANDING

Fitted carpet. Stairs to second floor.

### FIRST BEDROOM 15' 3" x 13' 0" (4.64m x 3.96m)

Double glazed bay window to front aspect. Fitted shelving. Ceiling rose. Central heating radiator. Laminate flooring. Stripped panelled door to landing.

### SECOND BEDROOM 14' 3" x 11' 3" (4.34m x 3.43m)

Double glazed window to rear aspect. Fitted wardrobes. Central heating radiator. Fitted carpet. Stripped panelled door to landing.

### THIRD BEDROOM 9' 9" x 7' 0" (2.97m x 2.13m)

Double glazed window to front aspect. Picture rail. Fitted shelving. Fitted carpet. Stripped panelled door to landing.

### BATHROOM/W.C.

Obscure glazed window. Bath with shower over - folding shower screen. Pedestal wash hand basin. Low level w.c. Linen cupboard. Tiled flooring. Stripped panelled door.

### FOURTH BEDROOM 21' 9" x 14' 0" (6.62m x 4.26m)

Maximum measurements - partially restricted head height. Double glazed window to rear aspect and two Velux windows to front aspect. Central heating radiator. Eaves storage. Fitted carpet. Cupboard housing megaflo for hot water to shower room/w.c.

### SHOWER ROOM/W.C.

Obscure glazed window. Shower cubicle. Pedestal wash hand basin. Low level w.c. Central heating radiator. Tiled flooring.

### EXTERIOR

#### REAR GARDEN

Approximately 85'. Patio area leading to lawn with flower and shrub borders. Large storage shed. Brick-built boiler house housing wall-mounted gas central heating boiler (system untested).

#### OFF-STREET PARKING

To the front of the property.

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



