

Woodberry Avenue, London, N21 3LD





Woodberry Avenue

Located on the prestigious Woodberry Avenue in N21, this immaculately presented Edwardian family home masterfully combines classic period features with modern living.

Extensively extended to provide approximately 2,086 square feet of flexible living space over three floors – including a stylish garden room – this property is thoughtfully designed to suit contemporary family life.

Upon entering, the welcoming hallway leads to a sophisticated front reception room, where high ceilings and period details create a timeless atmosphere. To the rear, an expansive open-plan family/kitchen/dining area forms the heart of the home, featuring sleek modern fitted units and bathed in natural light. This floor is further enhanced by a practical utility room and a downstairs WC.

The first floor and second floor both offer four bedrooms each filled with natural light and warmth as well as two contemporary bathrooms, one of which is en suite, provide both style and functionality, meeting the needs of a modern family.

Outside, the private rear garden provides a tranquil retreat, featuring a spacious garden room ideal for a home office or recreational use, alongside an integrated shed for additional storage. The front of the property includes a paved driveway with ample space for off-street parking for one car.

The home benefits from an excellent location, just a short distance from Winchmore Hill Green, where a variety of boutique shops, cafés, and restaurants can be enjoyed. With superb transport links close by, commuting to central London and beyond is straightforward. Families will appreciate the proximity to highly regarded local schools, all within easy reach.

This stunning Edwardian home offers the perfect balance of classic charm and contemporary design, providing a comfortable and stylish environment for modern family living.







and I know
in a hundred lifetimes
in a hundred deaths
in any corner of reality
I find you and
I change
-William Shakespeare

WHITE HART LANE









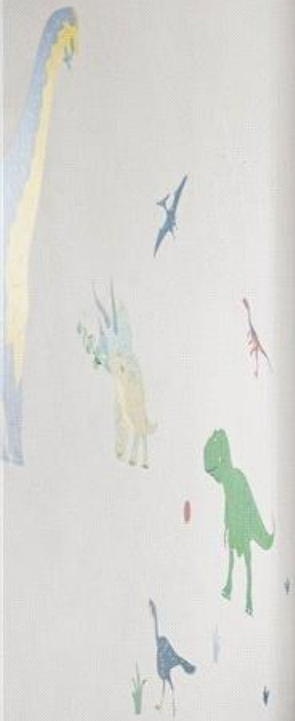
















I LOVE
YOU.
IN
FRENCH.



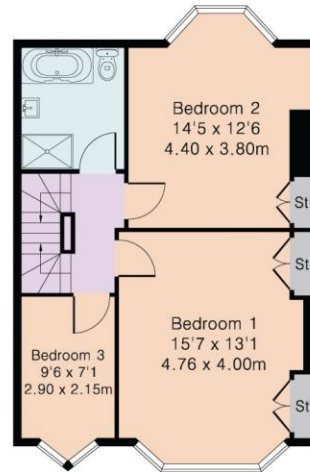




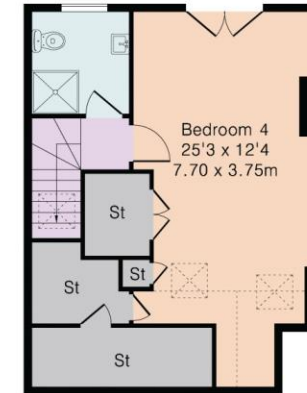


Ground Floor

Approximate Gross Internal Area 2086 sq ft – 194 sq m
 Ground Floor Area 859 sq ft – 80 sq m
 First Floor Area 547 sq ft – 51 sq m
 Second Floor Area 471 sq ft – 44 sq m
 Outbuilding Area 209 sq ft – 19 sq m



First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - F
Local Authority – Enfield

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