

Woodfield Way, N11 2NU

£1,100,000 FREEHOLD

Located on one of Bounds Green's premier roads, this sought-after three-bedroom house has just been redecorated and boasts two large reception rooms, a spacious kitchen diner, and an 80ft garden. The first floor features three bedrooms and a bathroom. Situated just a couple of minutes' walk from Bounds Green Tube and Bowes Park BR stations, the house offers easy access to Muswell Hill and its surrounding amenities. Additionally, the property falls within the catchment areas of APS, The area boasts several parks, such as Bounds Green Park and nearby Alexandra Park, offering ample opportunities for outdoor activities and relaxation. Making it an ideal family home.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Woodfield Way, Bounds Green, London, N11

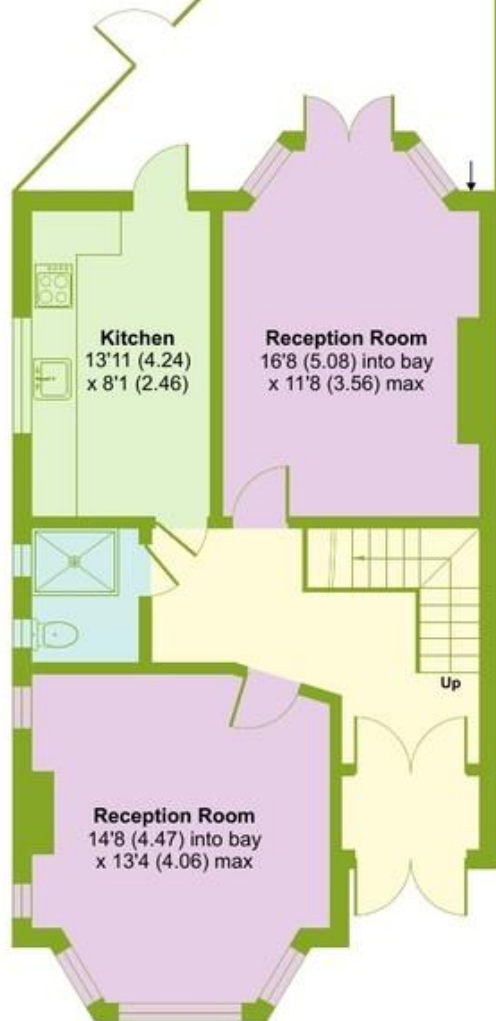
Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 1548 sq ft / 143.7 sq m

For identification only - Not to scale



GROUND FLOOR

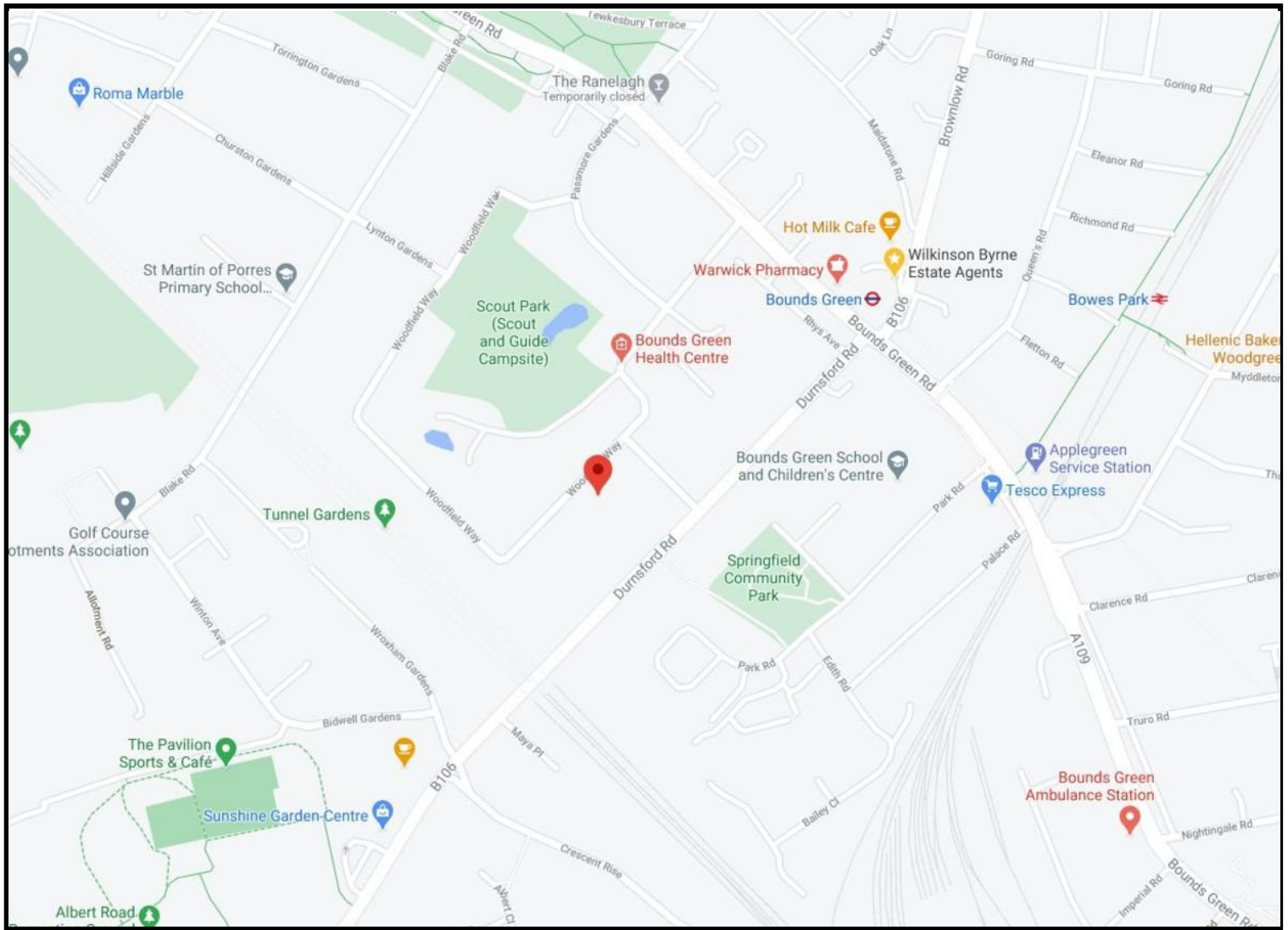


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1159422





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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