



55b Woodville Road, Barnet, EN5 5NG

£780,000



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Welcome to this charming semi-detached house on Woodville Road, Barnet! This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, two bathrooms and an addition ground floor W.C, there's plenty of space for the whole family to enjoy.

Situated in a prime location, this house is less than 20 years old, offering modern amenities and a contemporary feel. The West-facing rear garden is a lovely spot to enjoy your morning coffee or host a summer barbecue. Additionally, the convenience of off-street parking with an EV charging point is a fantastic feature for eco-conscious individuals.

The property's proximity to the train station and excellent transport links makes commuting a breeze, ideal for those with busy schedules. Furthermore, being in the catchment area for local schools provides a great opportunity for families with young children.

Don't miss out on the chance to make this house your home - book a viewing today and experience the wonderful lifestyle this property has to offer!



Hallway
Wood flooring, stairs leading to first floor landing, door leading to W.C and door leading to Lounge.

W.C
Frosted double glazed window to front aspect, low flush W.C, sink with mixer tap, spotlights, radiator and part tiled walls.

Lounge 14'1" x 12'1" (4.29m x 3.68m)
Double glazed window to front aspect, radiator, wood flooring and doors leading to dining room and reception three.

Dining Room 11'0" x 8'6" (3.35m x 2.59m)
Two double glazed windows to rear aspect, double glazed door leading to rear garden, under stair storage cupboard, wood flooring, radiator and door leading to kitchen.

Kitchen 11'0" x 6'6" (3.35m x 1.98m)
Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap, drainer unit and separate water filtered tap, integrated washing machine, dish washer and fridge/freezer, freestanding cooker with fitted extractor hood, part tiled walls, spotlights and radiator.

Play Room/Reception Three 15'5" x 8'0" (4.70m x 2.44m)
Wood flooring, loft access, radiator and door leading to conservatory.

Conservatory 9'0" x 8'6" (2.74m x 2.59m)
Double glazed window to rear aspect, double glazed patio doors leading to rear garden and wood flooring.

First Floor Landing
Doors leading to all rooms.

Bedroom One 12'10" x 8'8" (3.91m x 2.64m)
Double glazed window to front aspect, radiator, fitted wardrobe, airing cupboard and door leading to ensuite.

Ensuite
Frosted double glazed window to front aspect, low flush W.C, pedestal wash hand basin with mixer tap, shower cubicle, radiator, spotlights and part tiled walls.

Bedroom Two 11'0" x 8'6" (3.35m x 2.59m)
Double glazed window to rear aspect, radiator, fitted wardrobe and study area.

Bedroom Three 11'0" x 6'3" (3.35m x 1.91m)
Double glazed window to rear aspect and radiator.

Bathroom
Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, radiator and part tiled walls.

Exterior - Front
Patio paved pathway, lawn area, shingled area, pattern brick paved driveway with EV charging point, gate leading to rear garden. East Facing.

Exterior - Rear
Mature West facing rear garden, part patio paved, mainly laid to lawn with mature shrub, tree and bush borders, shed and gate leading to front garden.

Lanes Estate Agents Enfield Property Reference
ET5181/AX/AX/AX/020924





GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

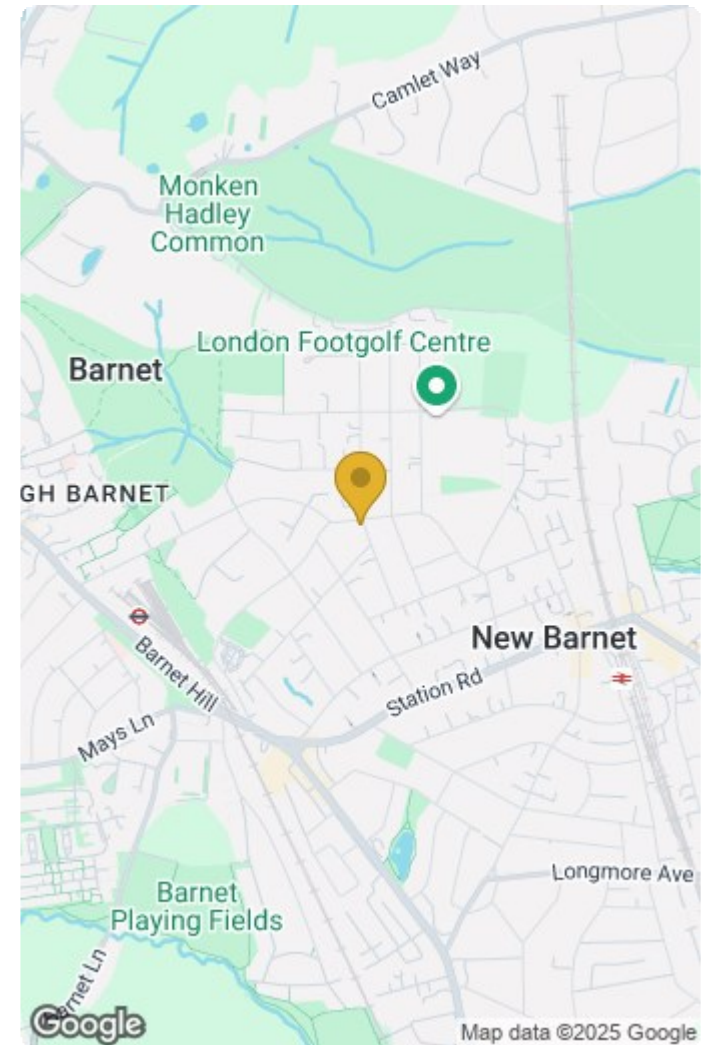


TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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