

# 122

WOODFIELD WAY



mihomes  
prime

## a refined residence with garden gym *four-bedroom, family home*

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*situated on the peaceful and sought-after woodfield way, n11, this immaculate four-bedroom semi-detached, bay fronted residence presents a rare opportunity to acquire a spacious and beautifully maintained family home with superb outdoor space, a bespoke garden gym, and significant scope for future extension (stpp).*

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### OVERVIEW:

- offered on a chain free basis
  - off street parking
  - immaculate 4 bedroom house
  - exceptionally manicured large garden
  - potential to extend stpp
  - first time on the market for over 40 years
  - a very short walk to bounds green station
  - close to local amenities and greenery
  - largest plot on the road
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upon entering, you are welcomed into a generous entrance hallway which leads into a bright and expansive reception room at the front of the house, complete with a bay window and elegant features. adjacent to this is a spacious dining room, ideally positioned for entertaining, with seamless access to the modern kitchen/breakfast room at the rear of the home. the kitchen itself is sleek and functional, benefiting from an abundance of storage and worktop space, as well as direct access to the rear garden.





a real highlight of the home is the beautifully maintained rear garden, an expansive plot, the largest on the road, with a pristine lawn, mature borders, and patio area with manicured landscaping.



tucked away at the rear of the garden is a versatile outbuilding currently being used as a fully equipped gym, measuring approximately 150 sq ft. this space could be adapted for a variety of uses including a home office, studio, or playroom.



## valuable information

### EDUCATION:

#### primary schools:

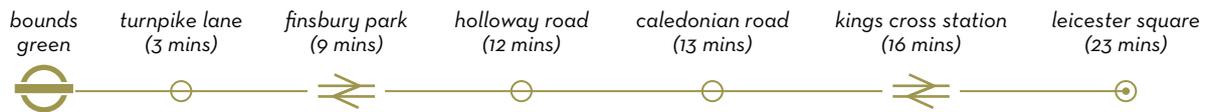
- 🎓 bounds green school  
(ofsted rated outstanding) 0.4 miles away
- 🎓 st martin of porres catholic primary school  
(ofsted rated good) 0.5 miles away
- 🎓 bowes primary school  
(ofsted rated outstanding) 0.9 miles away

#### secondary schools:

- 🎓 alexandra park school  
(ofsted rated outstanding) 0.7 miles away
- 🎓 st thomas more catholic school  
(ofsted rated outstanding) 1.2 miles away
- 🎓 mulberry academy woodside  
(ofsted rated good) 1.5 miles away

### TRANSPORTATION:

bounds green underground station is 0.3 miles away with direct access to kings cross station from under 20 minutes.



### LOCATION:

perfectly positioned on the quiet and tree-lined woodfield way, this home benefits from being just a very short walk to bounds green underground station (piccadilly line), placing central london within easy reach - ideal for commuters and city-goers alike.

the surrounding area offers a fantastic mix of local charm and practical convenience. within walking distance, you'll find an array of local shops, cafes, and restaurants, including artisan bakeries, independent coffee houses, and vibrant eateries.

nature lovers and those who enjoy the outdoors are also well catered for - broomfield park and arnos park are both nearby, offering beautiful green open spaces, playgrounds, tennis courts, and tranquil walking routes.

the area is also well-connected by road, with easy access to the north circular (a406) and a1, linking to major motorway routes and providing swift access in and out of the city.



floorplan:



122 WOODFIELD WAY, LONDON, N11 2NU

- epc rating: d
- council tax band: g
- freehold
- approximate gross internal floor area: 1759 sq ft / 163.5 sq m
- outbuildings: 450 sq ft / 41.8 sq m
- total: 2209 sq ft / 205.3 sq m

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1192249)*



Ground Floor = 908 sq ft / 84.4 sq m

First Floor = 851 sq ft / 79.1 sq m

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1

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2

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3

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agreed and completion

4

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5

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*we would love to help you make this  
dream a reality. let's talk.*