

The logo consists of a white outline of a house roof shape above the text "MiHomes" in a white serif font, all contained within a white rectangular border with rounded corners.

MiHomes

The number "14" is displayed in a large, white, serif font, centered on the image.

14

— WOODSTOCK CRESCENT —

Located on the desirable Woodstock Crescent, this beautifully presented three-bedroom terraced home is a true "turn-key" property.

Guide price - £500,000 - £530,000

Having been meticulously maintained, the house boasts excellent condition throughout with stylish decor, a contemporary kitchen, and a modern family bathroom, making it an ideal choice for families and first-time buyers alike.



The ground floor is intelligently designed to maximize both light and space, totalling an impressive 1,324 sq ft including the garage. Upon entering, you are greeted by a generous open-plan reception and dining room that extends over 24 feet, featuring a large bay window that floods the space with natural light. This flows seamlessly into the modern kitchen, which is equipped with sleek cabinetry and a central island that serves as a perfect hub for casual dining and entertaining.

The upper level comprises three well-proportioned bedrooms arranged around a central landing. The principal bedroom features a charming bay window that mirrors the ground floor, while the second double bedroom offers quiet views over the rear garden. A third bedroom provides excellent flexibility as a child's room or a dedicated home office. The floor is completed by a contemporary family bathroom finished with modern tiling and high-quality fixtures.

The property also offers excellent future potential, with scope to extend into the loft subject to the usual planning permissions (STPP). Several neighbouring homes on Woodstock Crescent have successfully carried out loft conversions, establishing a clear precedent and offering the opportunity to create additional bedroom and bathroom space if desired.

Externally, the property enjoys a well-maintained private rear garden, providing a perfect outdoor retreat for the warmer months. A unique advantage is the substantial detached garage located at the rear, which offers over 300 sq ft of space for secure parking or exceptional storage, complemented by a neat front garden that enhances the property's curb appeal.





Location

Woodstock Crescent is perfectly positioned for those seeking a balance of suburban tranquillity and superb urban connectivity.

Commuters will find the property exceptionally well-placed, with both Bush Hill Park Overground and Southbury stations within easy reach, offering fast and frequent services into the City. The area is further served by excellent connecting bus routes and provides effortless access to major road networks including the A10, A406 North Circular, and the M25.

For those who enjoy the outdoors, it is just a short, pleasant walk to the popular Jubilee Park, known for its vast open spaces and ornamental gardens, while local shops and well-regarded schools are all situated within the immediate neighbourhood.



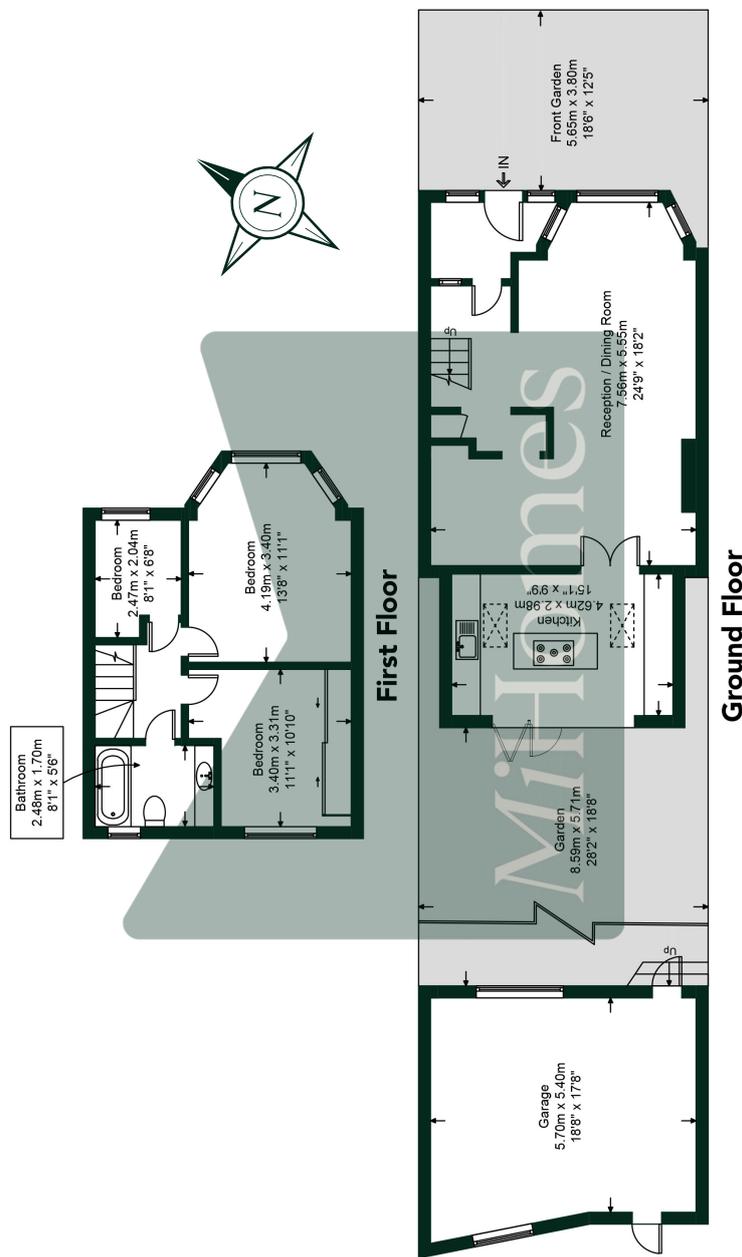
Floorplan:

14 Woodstock Crescent,
N9 7LY

- Freehold
- EPC rating: D
- Council Tax Band: Band D
- Approx. Gross internal floor area:
1010 sq.ft / 93.84 sq.m
- Garage:
314 sq.ft / 29.23 sq.m
- Approx. Total gross internal floor area:
1324 sq.ft / 123.0 sq.m

Property overview:

- Off street parking
- 3 beds, 1 bath
- Garage
- Private rear garden
- Short walk to Bush Hill Park Station
- Freehold
- Close to local amenities & green spaces
- Well presented throughout
- Easy access to M25, A1 & A406



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.

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