



Saddlescombe Way, Woodside Park, N12 7LS
Offers In Excess Of £1,200,000 Freehold Council Tax Band G

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A beautifully presented 4 BEDROOM 2 BATHROOM (1 EN SUITE) SEMI-DETACHED family home with GARAGE and OWN DRIVEWAY, situated in this sought after residential close in the heart of Woodside Park.

Local shops, cafes, parkland, schools and Woodside Park Northern Line tube station are all within easy walking distance.

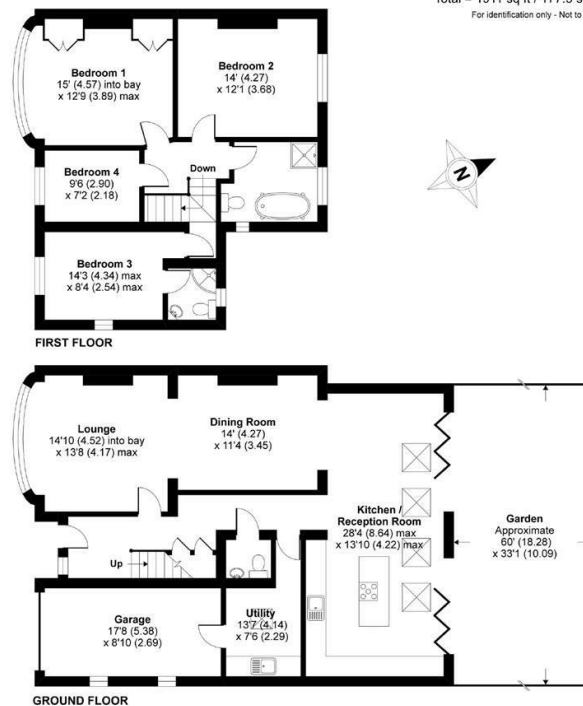
The well planned accommodation comprises front aspect living room open to family room and modern fitted kitchen/dining room with bi-fold doors onto the rear terrace and garden, guest cloakroom and utility room giving access to the garage. The first floor offers 4 bedrooms and 2 bathrooms (1 en suite). POTENTIAL TO EXTEND FURTHER IF REQUIRED (STPP).





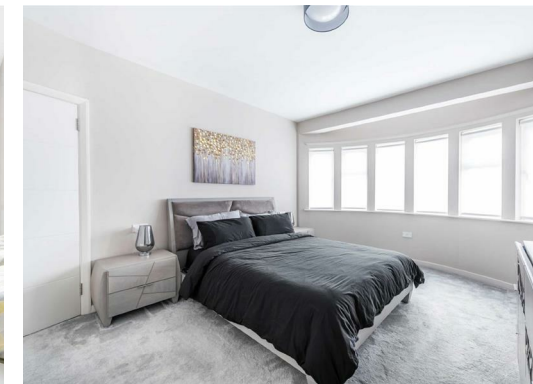
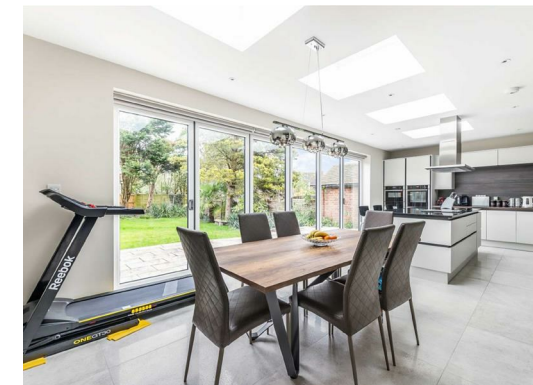
Saddlescombe Way, London, N12

Approximate Area = 1755 sq ft / 163 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 1911 sq ft / 177.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		81
B (81-90)		
C (69-80)		64
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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