



Wolstonbury, Woodside Park, N12 7BA

Guide Price £1,275,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to present this EXTENDED FIVE BEDROOM SEMI-DETACHED family home set on a premier CUL-DE-SAC in the heart of Woodside Park.

Totalling just over 2000 square feet, the ground floor comprises a spacious double through reception area, a large separate kitchen, a guest WC and a porch, whilst the first floor provides two double bedrooms, two singles and the main bathroom.

The loft has been converted into a principal bedroom with en-suite bathroom, fitted wardrobes and eaves storage. Additionally, the garage has been replaced with a detached annexe, suitable for visitors or as a workspace.

Externally, there is OFF STREET PARKING via the shared driveway for at least two cars plus a 60 foot back garden/patio.

Wolstonbury is a quiet, secluded street just a short walk to Woodside Park Underground Station and the popular coffee shops on Sussex Ring, whilst being in the catchment for Frith Manor Primary School.

SOLE AGENT

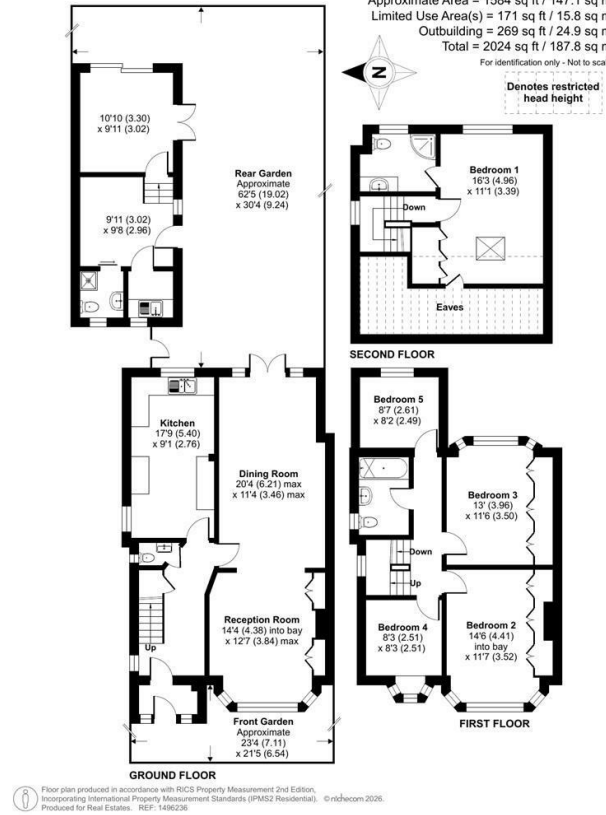




## Wolstonbury, London, N12

Approximate Area = 1584 sq ft / 147.1 sq m  
 Limited Use Area(s) = 171 sq ft / 15.8 sq m  
 Outbuilding = 269 sq ft / 24.9 sq m  
 Total = 2024 sq ft / 187.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 81        |
| B (81-90)                                   |         |           |
| C (69-80)                                   | 70      |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |

