



Arlington, Woodside Park, N12 7JR

£1,495,000 Freehold Council Tax Band G

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

First time on the market in almost 60 years! An opportunity to acquire this DETACHED 4 BEDROOM 2 BATHROOM (1 EN SUITE) family home backing Woodridge Nature Reserve.

The spacious accommodation comprises 4 good sized beds, 2 bath (1 en suite), guest cloakroom, thru lounge/dining room, separate family room, kitchen/breakfast room, plus the benefit of a double garage and a well maintained WEST FACING garden.

Ideally situated in the heart of Woodside Park, close to local shops, cafes, Woodside Park Northern Line tube station and within the catchment for Woodridge Primary School.

Sole Agent Real Estates



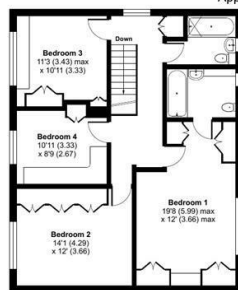


Garage = 253 sq ft / 23.5 sq m

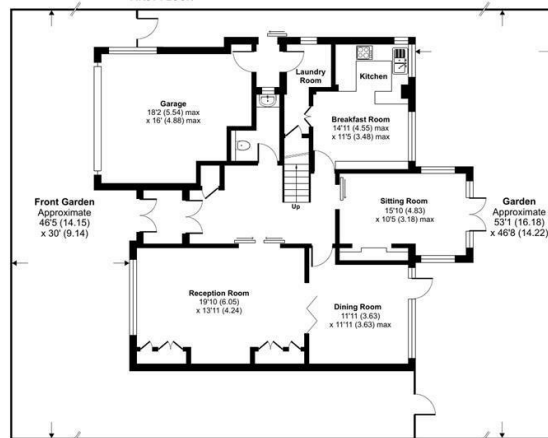
Garage = 253 sq ft / 23.5 sq m

Total = 2209 sq ft / 205.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

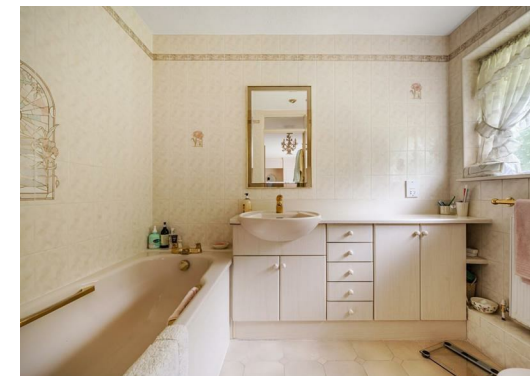


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023.
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Energy Efficiency Rating

	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		7
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

F11 Directive



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