



Southover, Woodside Park, N12 7JG

Guide Price £1,695,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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Real Estates are delighted to offer this beautifully presented, substantial Leyland built FIVE BEDROOM THREE BATHROOM DETACHED family home, totalling nearly 2700 square feet, set in the heart of Woodside Park.

Upon entry through the spacious hallway, there is a large double reception room to the right with bay window, whilst doors lead through to the rear of the property housing the L-shaped kitchen diner. The ground floor accommodation is completed with a TV snug, utility room, guest WC, study and INTEGRAL GARAGE.

The first floor supplies two double bedrooms which both feature an en-suite bathroom and fitted wardrobes. There are an additional three bedrooms sharing the main bathroom, plus a vast central landing with further storage space, whilst the loft has potential for extension (STPP).

Externally, there is a FRONT DRIVEWAY for multiple cars, side access and a WEST FACING mature rear garden backing onto the Woodside Park Club.

Southover is a desirable street just a short walk to Woodside Park Underground Station, the popular coffee shops on Sussex Ring, the pathways and greenery of both Folly Brook and Riverside Park, and many top local schools including Woodridge and Frith Manor.

SOLE AGENT







Southover, London, N12

Approximate Area = 2556 sq ft / 237.4 sq m

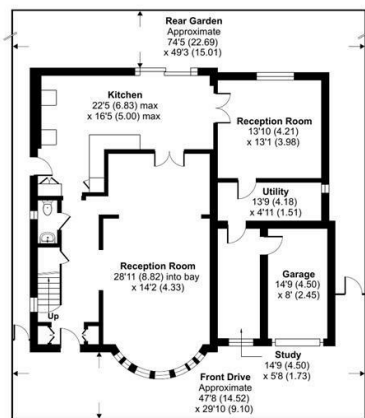
Garage = 116 sq ft / 10.7 sq m

Total = 2672 sq ft / 248.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1431963

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		76
B (81-90)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:
14/14a Sussex Ring
Woodside Park N12 7HX

ll : 020 8445 6387
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk