



Wolstonbury, Woodside Park, N12 7BA

Guide Price £1,345,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

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



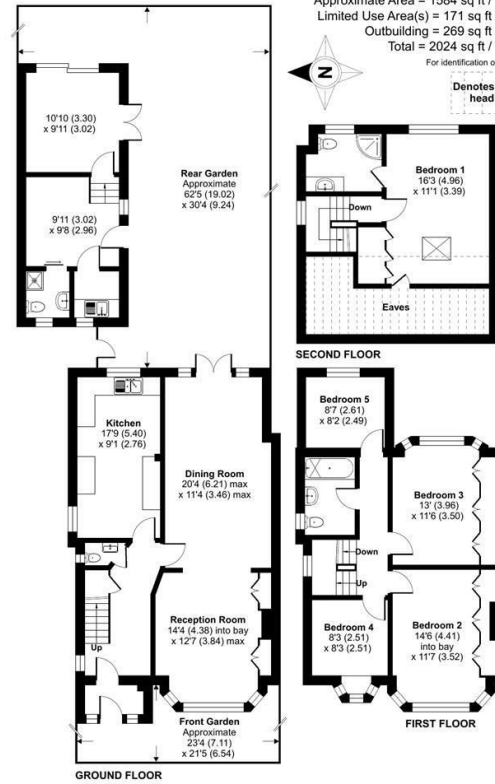


Wolstonbury, London, N12

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

Denotes restricted head height



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: 1496236

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		81
B (81-91)		
C (69-80)		70
D (55-68)		
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