



Wolstonbury, Woodside Park, N12 7BA

Guide Price £1,295,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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

This house totals over 2000 square feet and has been immaculately renovated throughout. The ground floor comprises a stunning open plan kitchen, dining and reception area at the rear, featuring underfloor heating, a hot tap, two sets of sliding doors and a vaulted ceiling/glass window. There are two further living spaces towards the front of the property as well as a guest WC and utility/pantry.

The first floor provides two double bedrooms, a single/office and the main bathroom, whilst the loft has been converted into the principal bedroom, thoughtfully designed to include an en-suite with underfloor heating and fitted storage. A new air conditioning/heat pump system was installed less than a year ago too.

Externally, there is OFF STREET PARKING for at least two cars plus a 60 foot back garden.

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



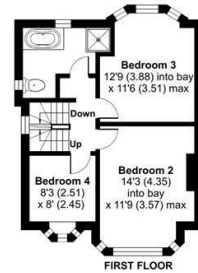
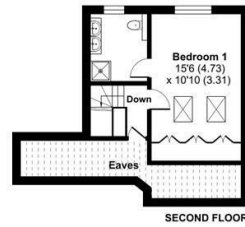
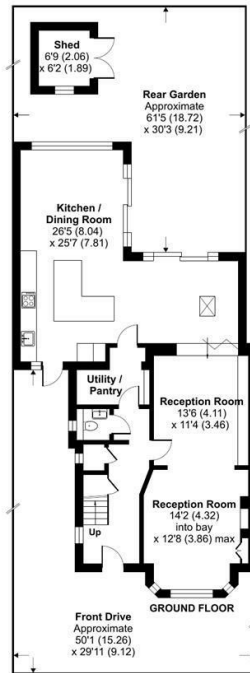




Wolstonbury, London, N12

Approximate Area = 1854 sq ft / 172.2 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 2019 sq ft / 187.5 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: 1447495

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		78
B (81-90)		
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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