



Folkington Corner, Woodside Park, N12 7BH

Guide Price £1,225,000 Freehold

Council Tax Band G

REAL ESTATES

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Real Estates are delighted to bring to the market for the FIRST TIME IN OVER 40 YEARS this EXTENDED FIVE BEDROOM SEMI-DETACHED wide family home set in the corner of one of Woodside Park's most premier cul-de-sacs with stunning REAR GREEN VIEWS over Finchley Golf Course.

Upon entry into the spacious hallway, the ground floor accommodation comprises a front reception room with bay window, a separate dining room, and a snug which leads into the eat-in kitchen. A guest WC and integral garage complete the downstairs.

To the first floor, there are two large double bedrooms, one smaller double and two singles, plus a separate WC and the bathroom. Further extensions are possible into the loft and at the rear (STPP).

Externally, there is a private driveway for two cars, with electric charger wiring installed, as well as an approximate 60'x60' back garden with patio and shed. There is a gate providing access to the edge of the golf course too.

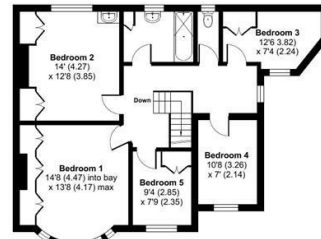
Folkington Corner is situated in the catchment area for Frith Manor Primary School. Woodside Park Underground Station is within a mile, whilst the popular coffee shops on Sussex Ring are nearby.

SOLE AGENT



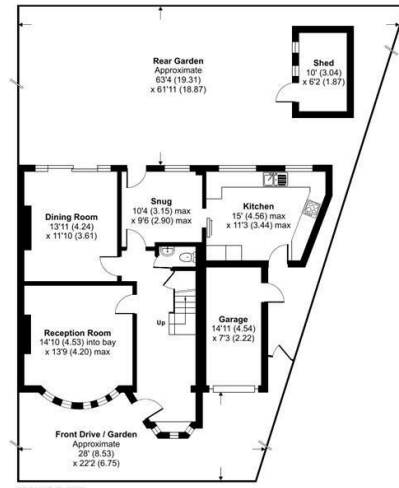


Folkington Corner, London, N12



Approximate Area = 1675 sq ft / 155.6 sq m
 Garage = 105 sq ft / 9.8 sq m
 Outbuilding = 61 sq ft / 5.6 sq m
 Total = 1841 sq ft / 171 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 2025. Produced for Real Estates. REF: 1325292

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	57	72
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		

EU Directive



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