



Wilmington Fold, Woodside Park, N12 7LH
Guide Price £965,000 Freehold Council Tax Band F

REAL ESTATES
Est. 1981

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Real Estates are thrilled to present this THREE BEDROOM SEMI-DETACHED family home situated in a highly desirable dead end section of Walmington Fold on the edge of Woodside Park and West Finchley.

This house benefits from OFF STREET PARKING and a SOUTH EASTERLY facing manicured rear garden, featuring patio, shed, outbuilding and garage, with unobstructed views over the Fursby Avenue Allotments and the Dollis Valley Greenwalk.

The ground floor accommodation comprises a spacious entrance hallway with stained glass window, leading into the through reception area and extended fitted kitchen diner, whilst there is a guest WC under the stairs.

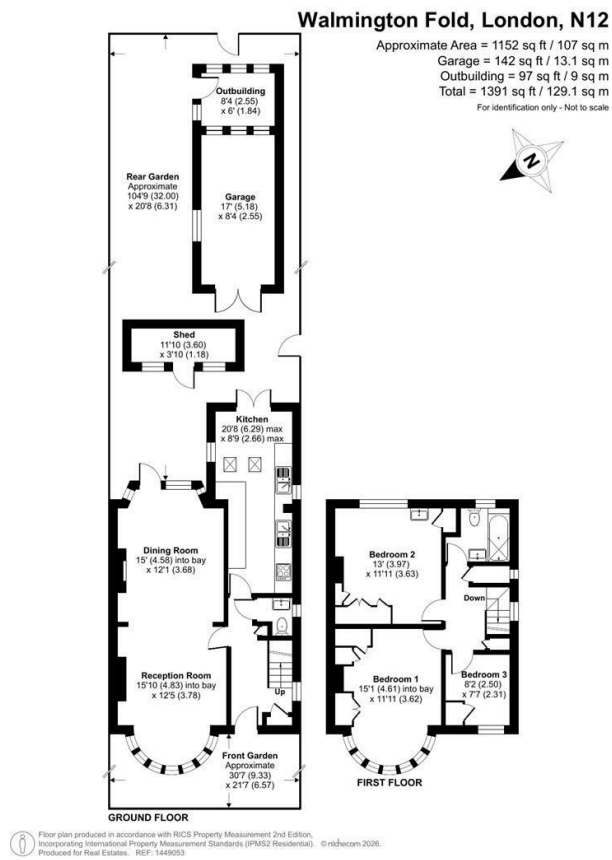
The first floor provides two double bedrooms, one single and the bathroom with separate WC, plus a large storage cupboard on the landing. There is potential for a loft conversion too (STPP).

Walmington Fold is an extremely quiet location within a 10 minute walk of West Finchley Underground Station on the Northern Line, as well as the popular coffee shops on Sussex Ring, Woodside Park. Local primary schools include Frith Manor and Moss Hall.

SOLE AGENT







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

