



Singleton Scarp, Woodside Park, N12 7AR

Guide Price £995,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

*** PROBATE SALE - GRANT TO BE ISSUED IMMINENTLY *** Real Estates are pleased to offer for sale on a CHAIN FREE basis this FOUR BEDROOM SEMI-DETACHED family home set on one of Woodside Park's most premier cul-de-sacs.

The ground floor accommodation comprises an entrance hallway, double through reception room and separate kitchen. To the first floor, there are two large bedrooms, a single bedroom and the main bathroom.

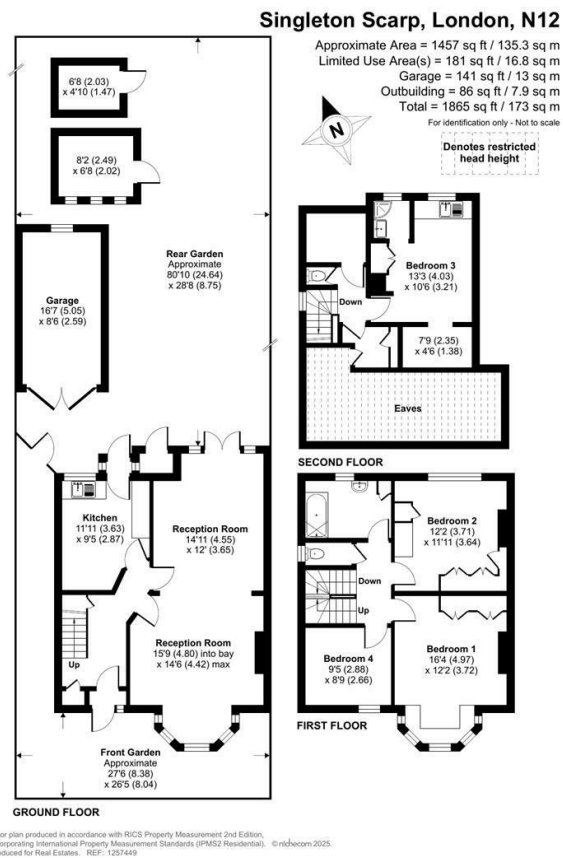
The loft has been converted into an additional bedroom, with a WC, shower and kitchenette, plus eaves storage. Further extensions and renovations are possible throughout (STPP).

Singleton Scarp benefits from a large central green, whilst being walking distance to the shops and cafes on Sussex Ring as well as Woodside Park Station on the Northern Line.

*** SOLE AGENT ***







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		33
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

